



THE
A-TEAM

**RE/MAX
FIRST**

386 HILLCREST Road, Airdrie T4B 4T9

MLS®#: **A2183306**

Area: **Hillcrest**

Listing Date: **12/12/24**

List Price: **\$559,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,560

Year Built:

2018

Low Sqft:

Lot Information

Ttl Sqft:

1,560

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

9

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Standard Shaped Lot
Double Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard,Rain Barrel/Cistern(s),Rain Gutters**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat: **Bathroom Rough-in,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`7" x 14`7"
Dining Room	Main	11`7" x 10`0"
Bedroom	Second	9`3" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	12`7" x 14`2"
Bedroom - Primary	Second	12`7" x 15`7"
Bedroom	Second	9`3" x 9`7"
3pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712126

Zoning:
R2

Remarks

Pub Rmks:

For more information, please click Brochure button. Beautiful 3-Bedroom Semi-Detached Home in a Prime Location. Welcome to this stunning build, located in a family oriented community of Hillcrest, completed in November 2018, offering modern living with a spacious 1,560 SQFT of functional space, 9 ft Ceilings, double garage with 220v plugin for electric car charging, and a 10-year new home warranty (valid until 2028). This home is meticulously maintained and boasts a variety of upgrades designed to enhance comfort and convenience. Hillcrest offers easy access whether you're commuting north or south of Airdrie, and its close proximity to the airport makes travel a breeze. Just minutes walk to all the essentials including a k-9 school in Hillcrest, grocery stores, medical clinic, dental office, McDonalds, pet store etc. Just 5 min drive to major shopping & restaurants, Walmart, Co-op, Winners, Home depot and much more. Brand new shopping district opening early 2025 (almost completed) 3 minutes away. Crossiron Mills, Costco etc just 8min drive. Key Features: 3 Bedrooms, 2.5 Bathrooms - Perfect for growing families or professionals, Gourmet Kitchen - Quartz countertops throughout, paired with upgraded appliances, offering both beauty and durability, great for entertaining! Detached Double Garage (20x20) - A large, fully equipped garage featuring 220V power, ideal for charging your electric car or using a welder. Large Unfinished Basement - A blank canvas awaiting your customization, providing plenty of additional storage or living space potential. Upgraded Lighting - Stylish lighting throughout the home adds a touch of elegance to every room. Low-Maintenance Front Yard - A garden that's easy to care for, with curb appeal that enhances the charm of the home.

Inclusions:
Property Listed By:

**Items can be negotiated.
Easy List Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













