



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**217 HILLCREST Drive, Airdrie T4B0Y8**

MLS® #: **A2183398**

Area: **Hillcrest**

Listing Date: **12/18/24**

List Price: **\$659,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,239 sqft**  
Lot Shape:

Access:

Lot Feat: **Few Trees,Level,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**35**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Window Coverings**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`1" x 9`5"	Kitchen	Main	11`1" x 13`3"
Living Room	Main	11`11" x 17`6"	Pantry	Main	3`8" x 4`3"
Mud Room	Main	5`6" x 6`11"	Walk-In Closet	Main	4`4" x 5`11"
Entrance	Main	4`11" x 7`10"	2pc Bathroom	Main	3`7" x 8`9"
Bedroom	Upper	11`2" x 9`11"	Walk-In Closet	Upper	4`8" x 3`6"
4pc Bathroom	Upper	6`3" x 8`10"	Bedroom	Upper	11`3" x 9`9"
Bedroom - Primary	Upper	13`5" x 11`11"	Walk-In Closet	Upper	5`7" x 6`7"

Laundry  
5pc Ensuite bath

Upper  
Upper

6`1" x 7`9"  
9`3" x 8`6"

Bonus Room

Upper

18`0" x 14`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**1413171**

Remarks

Pub Rmks: **Location location location. Elevate your lifestyle in this impeccably designed 3 bed/2.5 bath property in the community of Hillcrest. Modern open floor concept where entrance leads to a spacious living area with big windows and gas fireplace, a large dining area with patio door opening to the rear deck. Adjoining a gorgeous kitchen that has a large island, quartz counters, stainless steel appliances, plenty of cabinets along with a spacious pantry. Beautiful hardwood floor with triple pane windows. Upstairs, the bright bonus room is separated from the bedrooms by a central staircase, offering a perfect balance of shared and private spaces. The master bedroom spacious enough for a king-size bed with 5 piece ensuite and walk-in closet. The other two rooms are cozy and well-lit, sharing a common 4pc bathroom. Upstairs laundry room is perfect for big loads. The unfinished basement featuring 3 large windows awaits your personal touch, providing endless possibilities to make it your own. Some other features are lots of street parking, Walking distance to pond, super close to 40 Ave exit to Deerfoot and k-8 (Northcott Prairie school) is 2 mins walk. Cooper's Town Promenade plaza which includes McDonalds/Shoppers/Save on Foods/Liquor store/DQ/Dental & Medical Clinic/Childcare/Gas Station/Craft Brewery and lots of other amenities are just 3-4 mins drive from property. In addition, you can drive to several national retailers and big-box stores in Sierra Springs. These include Home Depot, Wal-Mart Supercentre, London Drugs, Pet land, and Winners. This opportunity will not last long.**

Inclusions: **NA**  
Property Listed By: **CIR Realty**

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







