



THE
A-TEAM

**RE/MAX
FIRST**

121 HILLCREST Drive, Airdrie T4B 0H8

MLS®#: **A2183418**

Area: **Hillcrest**

Listing Date: **12/17/24**

List Price: **\$699,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Lot Information

Lot Sz Ar: **5,312 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped**
Park Feat: **Double Garage Attached**

DOM

4

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: **Forced Air**
Sewer:
Ext Feat: **Balcony, Fire Pit**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator**
Int Feat: **Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`11"
Kitchen	Main	17`2" x 9`1"
4pc Bathroom	Upper	8`11" x 5`0"
Bedroom	Upper	12`8" x 12`11"
Family Room	Upper	18`11" x 12`11"
Bedroom - Primary	Upper	13`0" x 18`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 11`9"
Living Room	Main	13`0" x 15`9"
5pc Ensuite bath	Upper	13`6" x 9`10"
Bedroom	Upper	9`11" x 12`6"
Laundry	Upper	5`4" x 6`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1412170

Zoning:
R1-U

Remarks

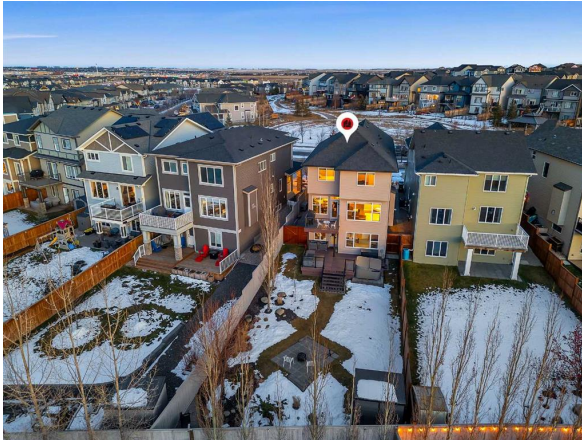
Pub Rmks:

Get swept up in the magic of this air-conditioned WALKOUT home. Walking inside, you'll immediately feel it working its charm on you. Situated at the top of the hill, you will be the queen of the castle with spectacular views of your subjects below. This former Trico show home is meticulously maintained, and you will appreciate the many added touches and thoughtful design scheme. The living room is modern and spacious, with a cozy gas fireplace. The kitchen has a large central island where friends can gather. Off the dining room is the walkout deck, which is great for stargazing. The main floor has a private front entry, a large mudroom with hooks, and a cute two-piece bath. Upstairs, the central bonus room separates the primary suite and additional bedrooms. Vinyl plank floors are laid throughout this level, keeping the dust and allergen levels low. The primary suite is impressively large, with a walk-in closet with custom shelving. The five-piece ensuite has dual sinks, a tiled glass shower, and a luxurious soaker tub. Behind a barn door, you'll find the convenient upper laundry. Two additional bedrooms and a four-piece bath complete the upper level. The walkout basement is a perfect blank canvas for development. The backyard has been extensively landscaped with a lower-level composite deck with a hot tub that is included! There is also a patio with a fire pit, mature trees, a shed, and shrubbery. This is a fantastic location off 40th Ave, which feeds directly onto Highway 2.

Inclusions:
Property Listed By:

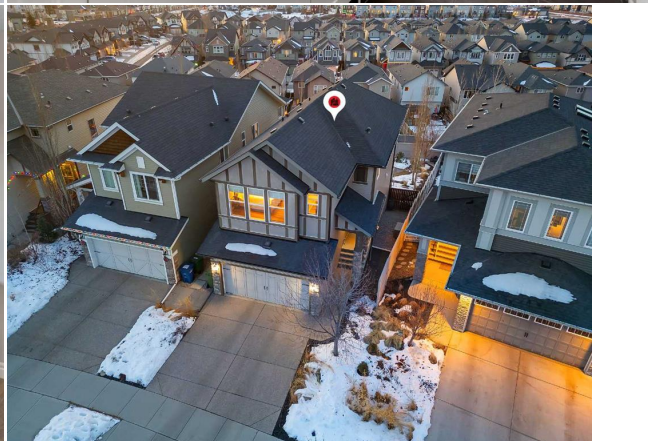
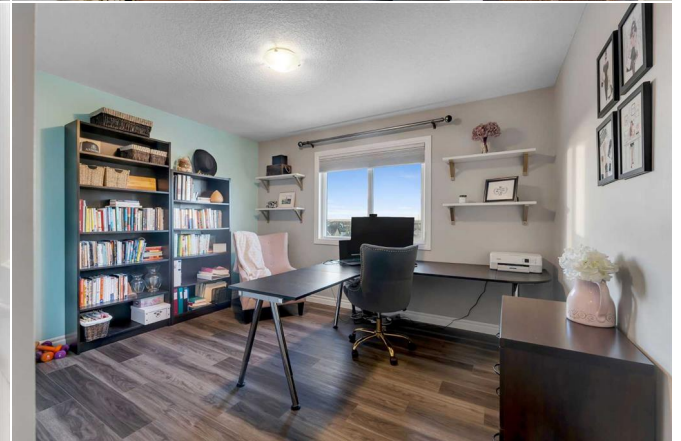
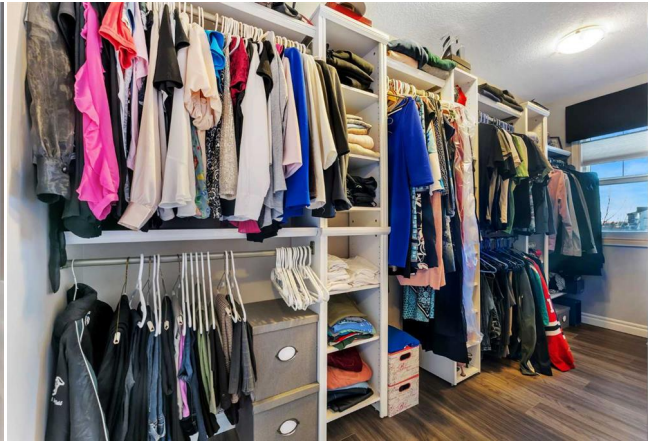
**Fridge, gas stove, over range microwave, dishwasher, window coverings, washer, dryer, hot tub, AC
CIR Realty**

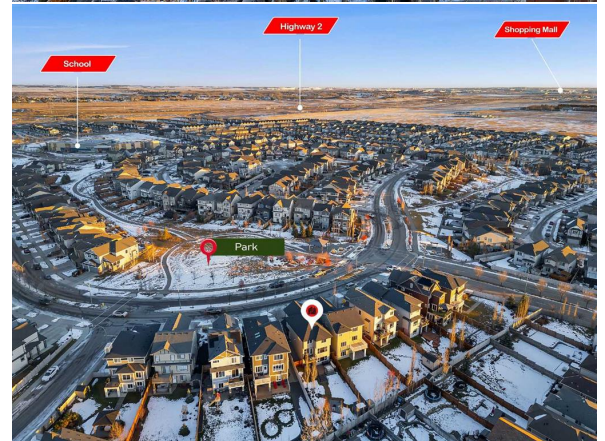
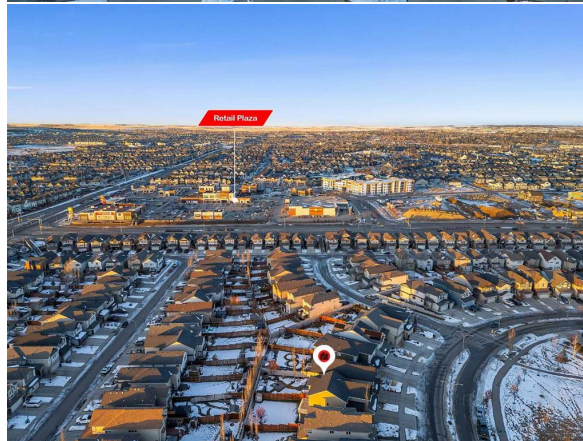
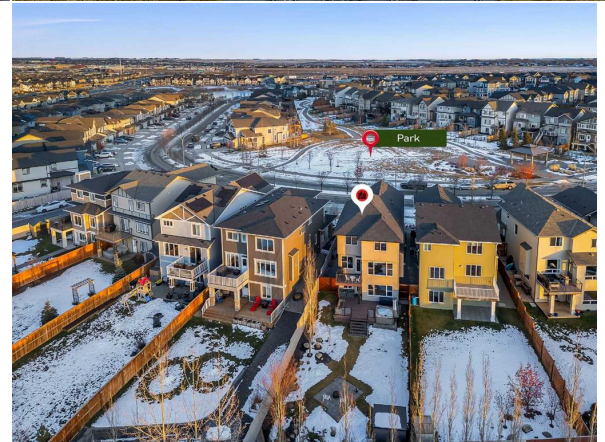
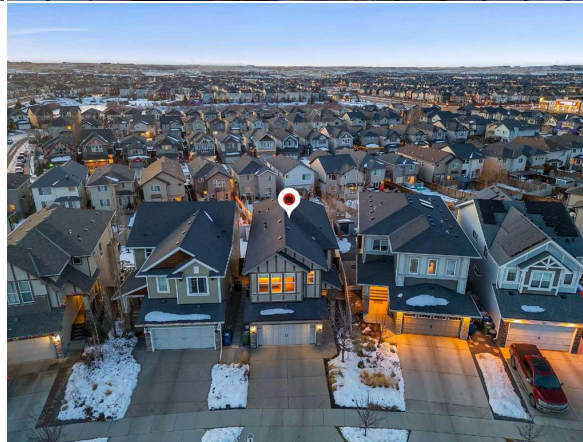
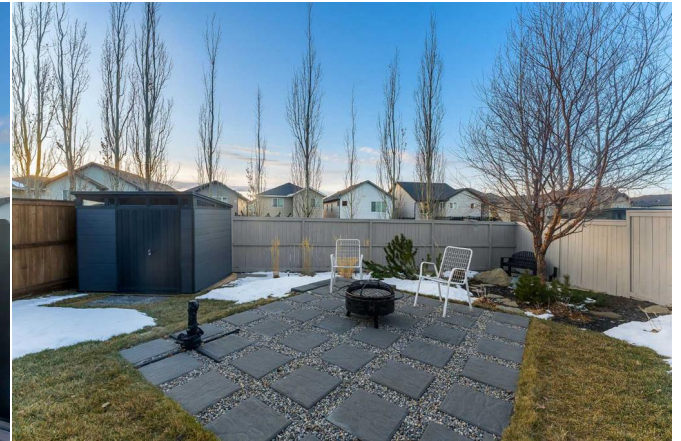
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











121 Hillcrest Dr SW, Airdrie, AB

Main Floor Exterior Area 873.77 sq ft
Interior Area 851.32 sq ft
Excluded Area 417.50 sq ft



PREPARED: 2024/12/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

121 Hillcrest Dr SW, Airdrie, AB

1st Floor Exterior Area 1285.09 sq ft
Interior Area 1150.92 sq ft



PREPARED: 2024/12/14



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