



THE
A-TEAM

**RE/MAX
FIRST**

2078 HILLCREST Green, Airdrie T4B 3W1

MLS®#: **A2187743**

Area: **Hillcrest**

Listing Date: **02/20/25**

List Price: **\$859,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 10-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **2,501**
Low Sqft:
Ttl Sqft: **2,501**

Lot Information

Lot Sz Ar: **4,430 sqft**
Lot Shape:

DOM

48
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Interior Lot,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	46`9" x 55`9"
Dining Room	Main	46`9" x 33`11"
Mud Room	Main	16`5" x 34`9"
Bedroom - Primary	Upper	47`4" x 45`11"
Bedroom	Upper	38`3" x 33`1"
2pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	35`3" x 47`7"
Breakfast Nook	Main	39`4" x 33`4"
Family Room	Upper	60`5" x 44`10"
Bedroom	Upper	38`7" x 47`0"
Laundry	Upper	17`6" x 27`11"
4pc Ensuite bath	Upper	

4pc Bathroom

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1310094

Remarks

Pub Rmks:

Once you have entered, you will know you are home. This elegant estate home is located on a quiet street in the community of Hillcrest. Upon entering, you will see a thoughtfully designed open-concept floor plan. The main floor includes a large formal dining room that can seat 8-10 comfortably. The refined kitchen boasts an abundance of raised cherry wood cabinetry, a spacious central island, granite countertops, stainless steel appliances, and an exceptionally large corner pantry. A built in china cabinet compliments the cherry cabinetry / pantry. Next to the kitchen is an expansive living room with a central gas fireplace adorned with a cultured stone fascia and a wooden mantle. The back foyer leading to the garage has additional cabinets and extra space for an additional refrigerator. The rear deck, accessed by patio doors through the kitchen nook, is partially covered, has 3 levels, and can be used for various activities from spring to fall. The partial roof has recessed lighting & is wired for a heating system. A lower stamped cement patio is perfect for an evening by the fire. Adjacent to the property, there is an extensive linear green space featuring a walking path that leads to a children's playground. A prominent feature of this residence is the open staircase that ascends to the upper level. The second floor includes a spacious primary bedroom, which offers a luxurious four-piece ensuite bathroom and an expansive walk-in closet. The four-piece ensuite can be restored to a five-piece configuration by replacing the existing makeup vanity with a vanity that incorporates a sink, as the necessary plumbing is in place. The upper level also has two additional bedrooms, a 4-piece bath, a laundry room with extra shelving, and a spacious bonus room. Additionally, there are three hallway closets, two of which can be easily transformed into compact computer or homework stations, which is ideal for families with school-aged children or professionals wanting their own desk space. The undeveloped area has rough-in plumbing for a 3-piece bathroom, large windows, and is ready for your ideas. The double attached front garage measures 19' x 22' and includes two large overhead storage areas with a pull-down ladder for access. This home is located near green spaces, walking paths, playgrounds, and Northcott Prairie School (K-8), making it suitable for families with young children. Several amenities are available nearby, walking distance to shopping & restaurants along with easy access to Highway 2 and Cross Iron Mills Mall. Do not miss this opportunity!

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Mountain View)

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













