



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**287 HILLCREST Circle, Airdrie T4B0Y7**

MLS®#: **A2188347**

Area: **Hillcrest**

Listing Date: **01/17/25**

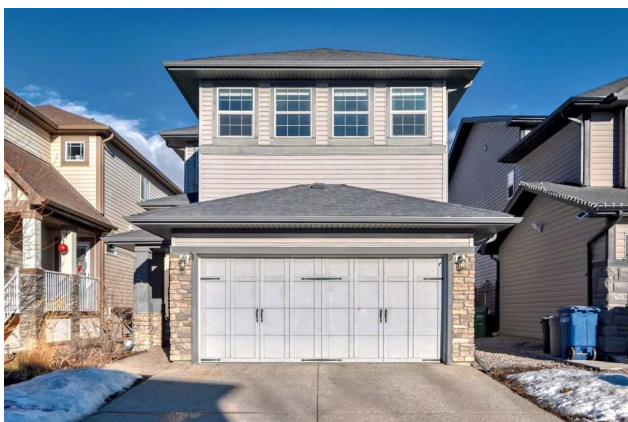
List Price: **\$639,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **3,661 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,080**  
Low Sqft:  
Ttl Sqft: **2,080**

DOM

**5**

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Rectangular Lot**  
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Primary Downstairs,Soaking Tub,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`8" x 11`11"</b>
<b>Great Room</b>	<b>Main</b>	<b>12`11" x 17`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`5" x 8`2"</b>

Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>7`4" x 6`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 11`9"</b>
<b>Den</b>	<b>Main</b>	<b>6`5" x 6`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 10`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`8" x 11`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`0" x 15`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1111752**

Zoning:  
**R1-U**

Remarks

Pub Rmks:

**Superb 2-storey detached home in the desirable community of Hillcrest! This home offers over 2000 sq ft of developed space with 3 bedrooms, 2.5 bathrooms, and a double attached garage. Step in to an open plan main floor with 9 ft ceiling and hardwood floor in the main living area. A fantastic kitchen offers plenty of tall espresso cabinetry with crown moulding, granite counter, a large central island with extended stool bar, stainless steel appliances including a newer induction range, plenty of counter space, a pantry, and built-in home organization area. Bright and spacious dining area and generous great room with a gas fireplace and each with a partition wall and art nook. An open flex space makes a great home office plus a private 2-pce bath and spacious mudroom with lockers. Upstairs, an impressive primary suite has a walk-in closet and 5-pce ensuite with dual sink vanity, soaker tub, separate 10 mm upgraded glass shower with rain showerhead, seat, and tile cubbies for toiletries. Two great sized kids' rooms have been freshly painted. Convenient upper laundry, a spacious bonus room, and a 4-pce bathroom complete the upper level. Further development potential in the unfinished basement with epoxy floor, roughed-in plumbing and 2 large windows. Air conditioning and hot water tank are only 2 years old; Roughed-in central vacuum; High-efficiency furnace; Blinds throughout; Integrated Ring alarm and doorbell camera; Nest thermostat. The double attached garage is insulated and boarded with an epoxy floor and exposed aggregate driveway. Low-maintenance back yard has a great deck with glass railing, fully fenced with a lower stone patio, raspberry bushes, lilacs, and an Astroturf lawn.**

Inclusions:  
Property Listed By:

**TV wall mounts, Nest thermostat  
RhinoRealty**

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









