

62 HILLCREST Terrace, Airdrie T4B 4C1

MLS® #: **A2196932** Area: **Hillcrest** Listing Date: **02/26/25** List Price: **\$925,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **5,703 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,801**
 Low Sqft:
 Ttl Sqft: **2,801**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot,Views**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dryer,Freezer,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`10" x 19`2"	Kitchen	Main	10`4" x 15`10"
Dining Room	Main	17`1" x 9`6"	Pantry	Main	6`0" x 8`8"
Den	Main	10`1" x 15`3"	Mud Room	Main	8`6" x 10`6"
Bonus Room	Upper	19`2" x 19`3"	Laundry	Upper	7`5" x 10`7"
Family Room	Basement	27`9" x 23`1"	Kitchenette	Basement	11`2" x 5`6"
Furnace/Utility Room	Basement	8`8" x 13`3"	Walk-In Closet	Upper	8`7" x 10`1"

Bedroom - Primary
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Upper
Main
Upper

14`1" x 16`3"
9`6" x 13`3"
2`10" x 6`7"
6`4" x 9`3"

Bedroom
Bedroom
5pc Ensuite bath
4pc Bathroom

Upper
Basement
Upper
Basement

10`1" x 12`6"
11`2" x 19`6"
17`4" x 13`2"
8`8" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1412170

Remarks

Pub Rmks:

***** OPEN HOUSE Saturday, March 1 from 1:00 pm to 3:00 pm*** On a huge pie-shaped lot on a quiet cul-de-sac sits this gorgeous like-new home with a walkout illegal basement suite! Over 4,000 sq. ft. of developed space is stylishly designed with high-end upgrades, central air conditioning, built-in speakers, wide plank vinyl flooring, a neutral colour pallet and a casually elegant designer style throughout. The living room invites relaxation in front of the gas fireplace while the built-in surround system plays your favourite music. Show off your culinary prowess in the stunning chef's dream kitchen featuring marble countertops, an induction cooktop, full-height cabinets, a large centre island and a walk-through pantry for easy grocery unloading. The cabinets extend into the dining room with a built-in serving bar and beverage fridge making hosting a breeze. Head out to the upper deck and enjoy casual summer barbeques overlooking the backyard. The den is currently set up as a beautiful hair salon but would also make a fantastic office, study or play space. Gather in the bonus room on the upper level and connect over engaging movies and games nights with mountain views as the majestic backdrop. Retreat at the end of the day to the primary oasis, a true owner's sanctuary thanks to the generous size and lavish ensuite boasting dual vanities plus a make-up station, a deep soaker tub, an oversized shower and a custom walk-in closet. Both additional bedrooms are spacious and bright sharing the 4-piece bathroom. Laundry with a sink and storage conveniently completes this level, no need to haul loads up and down the stairs! The 1 bedroom illegal suite in the walkout basement is private from the upper levels and even includes separate laundry. This beautifully designed level is great for extended family members, long-term guests, older children still living at home or more stylish space for your family to enjoy! The open concept space is sophisticatedly designed, incorporating a large living room with a second fireplace, a modern kitchenette and seemingly endless natural light. Walk out to the covered patio for some time spent unwinding soaking up the sun and fresh air. The pie-shaped lot creates a ginormous yard for kids and pets to run and play. Follow the charming wooden boardwalk to the front of the home and enjoy peaceful morning coffees on the front deck. An oversized attached garage with 220-volt wiring and rough-ins for a future gas heater is the cherry on top of this sensational property. Outdoor enthusiasts and dog owners will love the extensive pathways winding throughout this versatile community with everything at your fingertips - schools, parks, shops and mere minutes to the Queen Elizabeth II Highway for easy access to Cross Iron Mills Mall, Costco and Calgary. Simply an exquisite home in an unsurpassable location!**

Inclusions:
Property Listed By:

**Second refrigerator
First Place Realty**

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













62 Hillcrest Terrace SW, Airdrie, AB

Main Floor Exterior Area 1217.17 sq ft
Interior Area 1142.26 sq ft
Excluded Area 523.54 sq ft



0 5 10 ft PREPARED: 2025/02/23

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

62 Hillcrest Terrace SW, Airdrie, AB

2nd Floor Exterior Area 1383.83 sq ft
Interior Area 1409.71 sq ft



0 5 10 ft PREPARED: 2025/02/23

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

62 Hillcrest Terrace SW, Airdrie, AB

Basement (Below Grade) Exterior Area 1189.77 sq ft
Interior Area 1052.86 sq ft



0 4 8 ft PREPARED: 2025/02/23

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