

# \$990,000 - 4 Hillcrest Avenue Sw, Airdrie

MLS® #A2218657

**\$990,000**

4 Bedroom, 3.00 Bathroom, 2,742 sqft

Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

4 Bedrooms Up, Upgraded Back Yard Oasis with Park+Pathway on TWO Sides, Open Plan, and WALK to Schools: You'll love this beautiful corner lot location with an upgraded professionally finished back yard OASIS featuring Big Sky views and bordering Park space on two sides with pathways leading to both the local K-9 and high school. Original owner presents this beautiful open-plan home, designed for quality family time and entertaining, indoors and out. With impressive front street curb appeal, the spacious front foyer leads into the main level which features 9' ceilings, 8' doors and plenty of windows providing lots of natural light and unobstructed park views. The garage entry leads into a well-designed mudroom, then into the walk-through pantry and on to the centrepiece kitchen, featuring oversize central island with seating, an abundance of ceiling height cabinets, and built-in stainless steel appliances (gas cooktop, canopy hood fan and dual ovens). The dining area and living room are adorned with a feature wall and provide unparalleled views of the fully-fenced rear yard and entertaining space and the panoramic park area. And the central executive den with barn doors and feature wall is an ideal private work-from-home space, with roomy two piece bath adjacent. Upstairs you'll find a central spacious bonus room which provides nice separation between the Primary suite and three additional bedrooms (all with walk-in closets). The 16'x14'5" primary



suite enjoys park views and is accompanied by a 5 piece ensuite bath (heated floor, glass+tile shower, soaker tub and dual sinks), an 81 sq.ft. walk-in closet, and direct access to the oversize upper laundry room with dual wall shelving. The main bath adjoins the 3 bedrooms, and features dual sinks and an enclosed tub/shower and toilet room. Outside youâ€™ll be impressed with the full length deck with pergola and steps down to the hot tub and exposed aggregate patio that are surrounded by professional landscaping and gated access to the Park. The lower level is waiting for your ideas, and features 9â€™ ceiling, dual furnaces, multiple sunshine windows and rough-in plumbing. This home is move in ready with all appliances, custom window coverings, quick possession, and kids can walk to school; Come see today!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218657    |
| Price          | \$990,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,742       |
| Acres          | 0.10        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 4 Hillcrest Avenue Sw |
| Subdivision | Hillcrest             |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 4J8 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                                           |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                          |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 48             |
| Zoning         | R1             |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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