

# \$725,000 - 96 Hillcrest Avenue Sw, Airdrie

MLS® #A2207365

**\$725,000**

4 Bedroom, 3.00 Bathroom, 2,243 sqft  
Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

\*OPEN HOUSE(s) Saturday and Sunday April 12&13 from 12 pm to 3pm\* Welcome to this immaculate 4-bedroom, 2.5-bath home in the highly sought-after, family-friendly community of Hillcrest in Airdrie! This stunning 2-storey home offers over 2242 Sq ft, an open concept layout, and an abundance of natural light. The bright and spacious kitchen features stunning quartz countertops, stainless steel appliances, a built-in microwave, and an electric stove, making it ideal for cooking and entertaining. The large living room and dining area extend to a huge deck with a gas line BBQ, where you can unwind and enjoy the beautifully landscaped backyard. Backing onto green space, this home provides both privacy and tranquillity. Upstairs, the massive primary bedroom boasts a luxurious 5-piece ensuite, while three additional spacious bedrooms, a 4-piece bath, and a versatile bonus room provide ample living space for the whole family. The double-attached garage offers convenience year-round, and the unfinished basement is a blank canvas ready for your creative vision. This amazing green home has 17 solar panels!! Located in an ideal location close to all amenities, including walking distance to school ,this home is perfect for families looking to settle in a vibrant and welcoming community. Don't miss this incredible opportunityâ€”schedule your showing today or check out the 3D tour!



Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207365    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,243       |
| Acres          | 0.10        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 96 Hillcrest Avenue Sw |
| Subdivision | Hillcrest              |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4C8                |

## Amenities

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

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Mantle  |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 7               |
| Zoning         | R1              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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