\$725,000 - 246 Hillcrest Heights Sw, Airdrie

MLS® #A2216696

\$725,000

3 Bedroom, 3.00 Bathroom, 2,268 sqft Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

Welcome to this stunning 3-bedroom, 2.5-bathroom home located in the heart of Airdrie's desirable Hillcrest community.

Step inside and discover an inviting OPEN floorplan where the kitchen, living room, and dining area flow effortlessly together, creating an ideal space for both everyday living and entertaining. The kitchen is a true centerpiece, with elegant crown molding details, featuring a LARGE ISLAND with ample storage, perfect for meal preparation or gathering with guests, sleek quartz countertops, and UPGRADED 36" cook top and hoodfan, stainless steel appliances that combine style with functionality.

Just off the living area, step outside into the fully landscaped backyard complete with BOTH a concrete patio and spacious wood deck, perfect for relaxing evenings or hosting summer get-togethers. The main floor also includes a thoughtfully designed mudroom offering extra storage space, as well as a conveniently located half bathroom.

Upstairs, a generous family room provides the perfect space for cozy movie nights or a fun playroom for the kids. The primary suite offers a peaceful retreat, filled with natural light from a large window and complemented by a luxurious 5-piece ensuite featuring a double vanity with quartz countertops, a soaking tub, and a separate stand-alone shower. Two







additional spacious bedrooms, a full 4-piece bathroom, and a well-placed laundry room round out the upper level, adding convenience to your daily routine.

The unfinished basement presents endless opportunities to personalize the spaceâ€"create a home gym, build additional bedrooms, or design the recreation area of your dreams. Another added detail is the extended driveway and garage, permitting more space and storage.

Set in the family-friendly and highly sought-after Hillcrest neighborhood, this home is ideally located close to top-rated schools, parks, shopping, restaurants, and scenic walking paths. With quick access to Deerfoot Trail, commuting to Calgary is both simple and efficient. Within walking distance is Northcott Prairie School which is Kindergarden-Grade 9.

Don't miss the opportunity to make this exceptional Hillcrest home your ownâ€"schedule your private showing today!

Built in 2018

Essential Information

MLS® #	A2216696
Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,268
	2,200
Acres	0.10
Acres Year Built	,
	0.10
Year Built	0.10 2018

Status	Active		
Community Information			
Address	246 Hillcrest Heights Sw		
Subdivision	Hillcrest		
City	Airdrie		
County	Airdrie		
Province	Alberta		
Postal Code	T4B 3Z2		
Amenities			
Parking Spaces	4		
Parking	Double Garage Attached		
# of Garages	2		
Interior			
Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood,		

Refrigerator, Washer, Window Coverings, Gas Range

of Fireplaces 1 Fireplaces Gas

Yes

Forced Air

Central Air

Has Basement Yes Basement Full, Unfinished

Exterior

Heating

Cooling

Fireplace

None
Back Yard
Asphalt Shingle
Composite Siding
Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	39
Zoning	R1

Listing Details

Listing Office eXp Realty

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