

# \$534,900 - 406 Hillcrest Road Sw, Airdrie

MLS® #A2220478

**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,526 sqft

Residential on 0.07 Acres

Hillcrest, Airdrie, Alberta

No Condo Fees – Highly Upgraded – Semi-Detached Home – Quite Location - Oversized Front Veranda... You'll be proud to call this stunning home yours in the vibrant community of Hillcrest – just minutes from schools, shopping, and everyday amenities. As you approach, an oversized covered front veranda welcomes you, perfect for sun-soaked morning coffees on a quiet street. Step inside to a beautifully designed, open-concept main floor featuring 9ft ceilings, stylish lighting, and an easy flow through the spacious living and dining areas. The chef-inspired kitchen is a showstopper with stainless steel appliances, full-height cabinetry, quartz countertops, and a large center island, with direct access to a large rear deck – ideal for indoor-outdoor living. Large windows flood the entire home with natural light, creating a warm, welcoming atmosphere. Upstairs, the primary suite offers a spa-inspired 4-piece ensuite and a generous walk-in closet, two additional bedrooms offering incredible versatility, upper-floor laundry, and another full bathroom add convenience and comfort. The basement includes a rough-in for future development, and out back, you'll love the poured concrete double parking pad (ready for your double garage), off the paved back lane. Don't miss your chance to make it yours – book your private viewing today!

Built in 2018



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220478               |
| Price          | \$534,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,526                  |
| Acres          | 0.07                   |
| Year Built     | 2018                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 406 Hillcrest Road Sw |
| Subdivision | Hillcrest             |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 4T9               |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 10             |
| Zoning         | R2             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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