

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

MLS® #A2216696

**\$725,000**

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

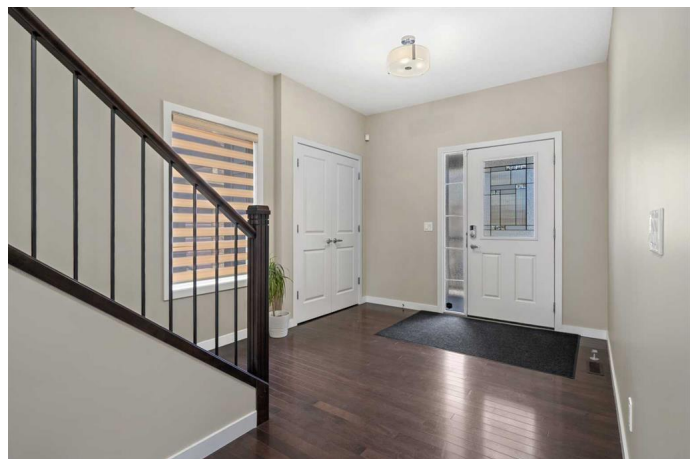
Hillcrest, Airdrie, Alberta

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 space—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 own—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
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey

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  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 8th, 2025  
Days on Market 40  
Zoning R1

## Listing Details

Listing Office            eXp Realty

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