

\$730,000 - 165 Hillcrest Drive Sw, Airdrie

MLS® #A2247336

\$730,000

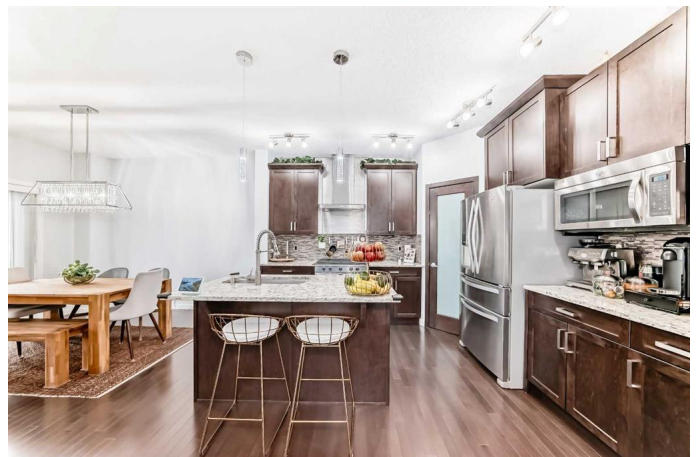
4 Bedroom, 4.00 Bathroom, 1,938 sqft

Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

**** NEW PRICE from MOTIVATED

SELLER'S **** Welcome to 165 Hillcrest Drive SW, Airdrie – a home that blends family comfort with modern upgrades, in one of the Top 5 most desirable communities in Airdrie (Airdrie CityView -House & Homes) This 2-storey with nearly 2,500 sq. ft. of developed space offers all the style, space, and versatility today's families are looking for. The main floor sets the tone with a bright, open kitchen-dining-living area. Rich espresso cabinetry, quartz countertops, and a working island create the perfect hub for family meals and entertaining. Chefs will love the gas oven and corner pantry for added storage. The living room easily fits a large sectional and features a cozy gas fireplace. Step outside to a partially covered deck, with gas hookup for your BBQ – ideal for year-round barbecuing and relaxing evenings. A practical mudroom and 2-piece bath complete this level. The heated 2 car attached garage adds security, comfort and convenience. Upstairs, you'll find a spacious bonus room – the perfect retreat for movie nights or a kids' hangout. Full-size laundry (with floor drain for peace of mind) sits conveniently on the same floor as three bedrooms. The primary suite is a true retreat with a spa-like 5-piece ensuite and a large walk-in closet. Make your way downstairs to the finished basement (with permits) that boasts your 4th bedroom, a 4 pc bath, living room area and the "walk out to grade" entry. With extras like a High efficiency furnace and



hot water tank, and central A/C, this home is as functional as it is beautiful. And all of this is located in Hillcrest, one of Airdrie's most desirable family communities – close to schools, parks, pathways, and quick access to Calgary. The perfect family 4 bedroom home . At this price...this property is ready to take off.

Built in 2015

Essential Information

MLS® #	A2247336
Price	\$730,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,938
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	165 Hillcrest Drive Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Y8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Breakfast Bar, No Animal Home
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Gas Oven, Range Hood, Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	53
Zoning	R1-U

Listing Details

Listing Office	TREC The Real Estate Company
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