

# \$715,000 - 36 Hillcrest Avenue Sw, Airdrie

MLS® #A2225831

**\$715,000**

4 Bedroom, 3.00 Bathroom, 2,283 sqft

Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

36 Hillcrest

Welcome to this beautiful and well-maintained home backing onto green space in the desirable community of Hillcrest! This spacious 2,284 sq ft home is situated on a large 4,208 sq ft lot and offers direct access to a scenic and private green space—no rear neighbors, just peace and privacy. The neighborhood includes walking paths, a playground, and a quiet, family-friendly atmosphere.

The backyard is an entertainer's dream, featuring a paved patio, built-in barbecue gas line, new durable fiberglass Duradeck sundeck, and custom aftermarket trim lighting around the home—perfect for summer gatherings or relaxing evenings.

Inside, the home is exceptionally clean and thoughtfully finished with timeless, modern details. The open-concept main floor boasts a sleek kitchen with stainless steel appliances, quartz countertops, additional cabinetry, and a spacious pantry. Upstairs, you'll find four generously sized bedrooms, each with its own walk-in closet, along with two full bathrooms.

The basement is expansive and ready for future development, with rough-ins already in place. Located in the quiet and elegant Hillcrest community, this is a rare opportunity to own a move-in-ready home in a sought-after location.



Donâ€™t miss out on this upgraded home featuring an oversized lot, FOUR bedrooms, modern finishes, and incredible outdoor living space. Schedule your private viewing today!

Built in 2017

**Essential Information**

MLS® #	A2225831
Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,283
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	36 Hillcrest Avenue Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4J9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Bathroom Rough-in
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Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Permeable Paving
Lot Description	Back Yard, Dog Run Fenced In, Front Yard, Greenbelt, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Interior Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	29
Zoning	R1

## Listing Details

Listing Office	Real Broker
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