

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

MLS® #A2216696

\$725,000

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

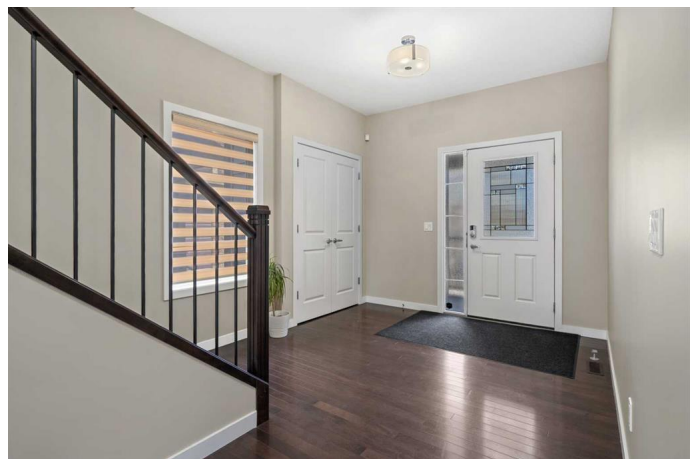
Hillcrest, Airdrie, Alberta

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
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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, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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	21
Zoning	R1

Listing Details

Listing Office eXp Realty

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