

**308 Hillcrest Drive SW
Airdrie, Alberta**

MLS # A2216716



\$779,900

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,363 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		
Inclusions:	NA		

Newly Priced & Loaded with Over \$93,000 in Premium Upgrades. Located in one of Airdrie's most sought-after family-friendly communities, this custom-built Shane Home sits across from Northcott Prairie Elementary & backs onto Hillcrest Park's scenic pathways and greenspace with no rear neighbours. Gorgeous design greets you at the door as you step into an open-to-below foyer with soaring ceilings, open maple railings, designer lighting, and oversized windows flooding the space with natural light. The entire home is intentionally designed for comfort, elegance, and everyday livability. A stunning chef's kitchen with 3" quartz countertops, 9' ceilings, extra recessed lighting, oversized island & breakfast bar with electrical, storage and dual undermount sinks. Upgraded stainless appliances (Professional 36-in Gas Cooktop, Convection Wall Oven & Microwave + Fridge). Powerful chimney hood fan, counter-to-ceiling tiled backsplash, full-height cabinets, crown risers and under-cabinet halo lighting. Large windows flood natural light through a functional, storage-rich dining room with built-in hutch with glass cabinets and large wine rack. French doors open to a massive no-maintenance vinyl deck with aluminum railing, gas line, dual gates (one to a massive, enclosed dog run) & full views of a west-facing yard & greenspace. Massive walk-through pantry includes windows, loads of storage, broom closet, pocket door and frosted French door leading to a custom tiled mudroom with full-height MDF lockers, storage + more built-ins. Large open office/IT space with dual desk & cabinetry built-in. The cozy living room boasts a floor-to-ceiling tiled fireplace wall with built-in 50" fireplace, flanked by built-in bench seating & storage, floating shelves & ambient lighting. Upstairs, enjoy stunning vaulted ceilings, a unique central bonus room with custom media center, niches,

ambient lighting and sound-proof insulation. Top floor laundry room with storage. Top-down bottom-up blackout honeycomb shades in all bedrooms offer functional privacy, light or complete darkness, any time of day. A luxurious owners retreat with vaulting detail, peaceful greenspace views, expansive walk-in closet and expanded 5-piece spa-style ensuite: extra windows, 60"x60" corner soaker, oversized glass shower with seat, dual vanities and makeup desk. Two additional oversized bedrooms upstairs each with their own custom shelved large walk-in closets and share a 4-piece bath. Downstairs is partially finished with 8'9" ceilings, oversized egress windows, 4th bedroom, large rec room, hidden kids play fort under the stairs and plenty of recessed lighting. Unfinished area includes enclosed furnace room with loads of built in storage, rough ins for a large bathroom and lots of space for a 5th bedroom or large hobby/flex room. Extras include: oversized double heated garage with sink, workbench, shelving, 13' ceilings, man door, mezzanine style storage, upgraded designer lighting, high-efficiency furnace & OS Hot Water Tank