

**36 Hillcrest Avenue SW  
Airdrie, Alberta**

**MLS # A2225831**



**\$725,000**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,283 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Front Yard, Greenbelt, Interior Lot, Lawn, Lev		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Beautiful and Well-Maintained Home Backing onto Green Space in Hillcrest! This 2,284 sq ft home sits on a 4,208 sq ft lot and backs onto a scenic and private green space—offering walking paths, a playground, and no rear neighbors for added privacy. The backyard is an entertainer’s dream, featuring a paved patio, a durable fiberglass Duradeck sundeck, and after market trim lighting around the home—perfect for barbecues and relaxing in your own privacy. Inside, the home is exceptionally clean and showcases modern finishes that have stood the test of time. The upper floor features four spacious bedrooms, each with its own walk-in closet. The basement is generously sized, with rough-ins in place and ready for your future development. Located in the quiet and elegant community of Hillcrest, this is a rare opportunity to own a turnkey home in a sought-after location. Don’t miss out—schedule your viewing today!