

**57 Hillside Crescent
Swan Hills, Alberta**

MLS # A2279017



\$154,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,176 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS-Residential Single Fam
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Tile Counters, Vinyl Windows		

Inclusions: Storage shed. Gazebo, Hot tub

Welcome to this charming home backing directly onto a peaceful forest—offering privacy, natural views, and a serene setting year-round. The main floor boasts a spacious kitchen and dining area that flows seamlessly into a bright living room filled with abundant natural light, creating an inviting space for everyday living and entertaining. Also on the main level are two comfortable bedrooms, a full 4-piece bathroom, and a convenient 2-piece ensuite. The fully finished basement extends your living space with a cozy family room, two additional bedrooms, and a 3-piece bathroom—ideal for guests, teens, or a home office. Step outside to a fully fenced yard featuring a closed-in gazebo with a hot tub, perfect for relaxing in comfort and privacy throughout the seasons. A 20 x 14 garage completes the property, offering excellent storage and parking. With its thoughtful layout, bright interior, and tranquil forest backdrop, this home is a wonderful place to call home.