

# \$615,000 - 407 Hillcrest Circle Sw, Airdrie

MLS® #A2199755

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,842 sqft  
Residential on 0.09 Acres

Hillcrest, Airdrie, Alberta

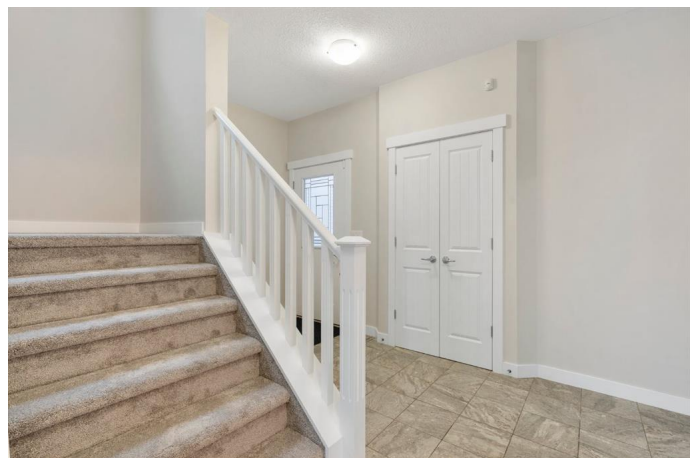
Welcome to your new home located in the community of Hillcrest. Conveniently located within walking distance to Northcott Prairie K-8 School, Parks, Playgrounds, Coopers Promenade with Save On Foods, Shoppers Drug Mart and all your retail amenities.

The open-concept main floor features new LVP flooring, a gas fireplace in the living room, and a kitchen with granite countertops, stainless steel appliances, extra beverage fridge and a generous island. A large walk-through pantry into a spacious mud room offering ample storage.

Upstairs, the front-facing bonus room is perfect for a playroom, movie nights, or a fourth bedroom conversion. The primary suite includes dual vanities, a soaker tub, a glass shower, and a walk-in closet with lots of shelving. Two additional bedrooms, a main bathroom, and a laundry room complete the upper level. The basement is left unspoiled for future development with two windows and a bathroom rough-in.

The backyard offers a large custom deck, area for a fire pit and an open view with no rear neighbors. The entire home is tastefully painted in a neutral color palette and the carpet on the stairs is also brand new.

Discover your perfect move-in ready home today. Available for quick possession!



Built in 2014

## Essential Information

MLS® #	A2199755
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,842
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	407 Hillcrest Circle Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4B2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Standard
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Interior Lot, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	6
Zoning	R1-U

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.