

# \$549,900 - 269 Hillcrest Road Sw, Airdrie

MLS® #A2256415

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,412 sqft

Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

This is the ONE youâ€™ve been waiting for in the highly sought-after community of HILLCREST! This beautifully maintained 3 BED, 3.5 BATH home offers nearly 2,000 SQ FT OF DEVELOPED LIVING SPACE and sits on a RARE, OVERSIZED LOT! Step inside to a thoughtfully designed OPEN CONCEPT MAIN FLOOR, featuring a spacious kitchen with a BREAKFAST BAR, STAINLESS STEEL APPLIANCES including a GAS STOVE, and a PANTRYâ€”perfect for everyday living and entertaining. The kitchen flows seamlessly into the dining area and cozy living room, where youâ€™ll enjoy an UNOBSTRUCTED VIEW and direct access to a PRIVATE BALCONYâ€”with NO NEIGHBOURS BEHIND! A convenient HALF BATH completes the main level. Upstairs, the PRIMARY SUITE is your own private retreat, complete with a 4-PIECE ENSUITE and a WALK-IN CLOSET. You'll also find TWO GENEROUSLY SIZED BEDROOMS, UPSTAIRS LAUNDRY, and another FULL 4-PIECE BATHROOM. The WALK-OUT BASEMENT is fully finished and offers a WET BAR, is wired for SURROUND SOUND, and includes a 3-PIECE BATHROOM plus plenty of STORAGE SPACE. Outside, enjoy the incredible OVERSIZED YARDâ€”perfect for kids, pets, or hosting summer BBQsâ€”with a SECOND LARGE DECK, PLENTY OF PRIVACY, and a STORAGE SHED for your outdoor gear. Youâ€™ll love the convenience of the ATTACHED SINGLE GARAGE, and the



unbeatable locationâ€™close to schools, walking paths, a local brewery, shopping, and major routes for easy commuting. Donâ€™t miss out on this oneâ€™itâ€™s a must-see!

Built in 2017

### Essential Information

MLS® #	A2256415
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,412
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	269 Hillcrest Road Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4K1

### Amenities

Parking Spaces	3
Parking	Front Drive, Garage Faces Front, Single Garage Attached, Driveway
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Irregular Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 16th, 2025
Zoning	R2

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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