

\$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 you™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 PANTRY—perfect for everyday living and entertaining. The kitchen flows seamlessly into the dining area and cozy living room, where you™ll enjoy an UNOBSTRUCTED VIEW and direct access to a PRIVATE BALCONY—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 YARD—perfect for kids, pets, or hosting summer BBQs—with a SECOND LARGE DECK, PLENTY OF PRIVACY, and a STORAGE SHED for your outdoor gear. You™ll love the convenience of the ATTACHED SINGLE GARAGE, and the



unbeatable location—close to schools, walking paths, a local brewery, shopping, and major routes for easy commuting. Don't miss out on this one—it'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
Days on Market	1
Zoning	R2

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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