



DON'T GAMBLE WITH YOUR HOME.
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165 Hillcrest Drive SW
Airdrie, Alberta

MLS # A2247336

\$747,747



Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub		

Inclusions: refrigerator in suite. Freezers in garage

(Public OPEN HOUSE Sunday September 14th - 1:00 to 3:30 pm) Seller to Buyer incentive NOW available. Welcome to 165 Hillcrest Drive SW, Airdrie — a home that blends family comfort with smart income potential, in one of the Top 5 most desirable communities in Airdrie (Airdrie CityView -House & Homes) This 2-storey with nearly 2,500 sq. ft. of developed space offers all the style, space, and versatility today's families are looking for. The main floor sets the tone with a bright, open kitchen—dining—living area. Rich espresso cabinetry, quartz countertops, and a working island create the perfect hub for family meals and entertaining. Chefs will love the gas oven and corner pantry for added storage. The living room easily fits a large sectional and features a cozy gas fireplace. Step outside to a covered deck with gas hookup for your BBQ — ideal for year-round barbecuing and relaxing evenings. A practical mudroom and 2-piece bath complete this level. A heated 2 car attached garage for you comfort. Upstairs, you'll find a spacious bonus room — the perfect retreat for movie nights or a kids' hangout. Full-size laundry (with floor drain for peace of mind) sits conveniently on the same floor as three bedrooms. The primary suite is a true retreat with a spa-like 5-piece ensuite and a large walk-in closet. But what really sets this home apart is the walkout one-bedroom illegal suite. Thanks to the grade-level entry, big windows, and thoughtful design, it doesn't feel like a basement at all. Complete with its own laundry, fireplace-style wall heater, and permitted plumbing/electrical, this suite is ideal for extended family, young adults craving independence while staying home longer, or as a fully separate rental unit. Whether you use it for long-term tenants or explore short-term

rental options like Airbnb, it's a true income generator that adds incredible flexibility. With extras like a heated garage, newer furnace and hot water tank, and central A/C, this home is as functional as it is beautiful. And all of this is located in Hillcrest, one of Airdrie's most desirable family communities — close to schools, parks, pathways, and quick access to Calgary. ?? The perfect family home with a built-in mortgage helper — it doesn't get smarter than this. At this price...this property is ready to take off.