

# \$739,999 - 165 Hillcrest Drive Sw, Airdrie

MLS® #A2247336

**\$739,999**

4 Bedroom, 4.00 Bathroom, 1,938 sqft

Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

\*\*\*\* NEW PRICE \*\*\*\* ( Public OPEN HOUSE Sunday September 14th - 1:00 to 3:30 pm )  
Welcome to 165 Hillcrest Drive SW, Airdrie â€™ 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 todayâ€™s families are looking for. The main floor sets the tone with a bright, open kitchenâ€™diningâ€™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 â€™ 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, youâ€™ll find a spacious bonus room â€™ the perfect retreat for movie nights or a kidsâ€™ 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 doesnâ€™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. ( Contractors are charging \$50k to \$75K for basement suite development today ) 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.

Built in 2015

### Essential Information

MLS® #	A2247336
Price	\$739,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,938
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	165 Hillcrest Drive Sw
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Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Y8

### **Amenities**

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

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Gas Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 9th, 2025
Days on Market	34
Zoning	R1-U

### **Listing Details**

Listing Office	TREC The Real Estate Company
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