

# \$529,900 - 269 Hillcrest Road Sw, Airdrie

MLS® #A2256415

**\$529,900**

3 Bedroom, 4.00 Bathroom, 1,412 sqft  
Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

**\*\*OPEN HOUSE OCTOBER 18 FROM 2PM-4PM\*\*** 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 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          | \$529,900              |
| 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        | Driveway, Front Drive, Garage Faces Front, Single Garage Attached |
| # 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                                                                      |
| Appliances   | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating      | Forced Air                                                                                               |
| Cooling      | None                                                                                                     |
| Has Basement | Yes                                                                                                      |
| Basement     | Finished, Full, Exterior Entry, Walk-Out                                                                 |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard, Storage, Playground |
| 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 | 32                   |
| Zoning         | R2                   |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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