

**311 Hillcrest Heights SW
Airdrie, Alberta**

MLS # A2212929



\$849,800

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,402 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hot Tub

Welcome to this stunning family home in the desirable community of Hillcrest in Airdrie! Backing directly onto a scenic pathway that leads to a tranquil pond and an extensive network of walking trails, this fully developed walk-out home offers over 3,100 sq ft of beautifully designed living space and a rare triple car garage—perfect for growing families who need space, comfort, and convenience. Step into a welcoming foyer that opens into a gourmet kitchen designed for the home chef, featuring ceiling-height white cabinetry with undermount lighting, quartz countertops, gas range, wall oven, and upgraded stainless steel appliances. A handy built-in desk/drop zone sits across from the large pantry—ideal for daily organization. Rich hardwood flooring flows throughout the open-concept main level, where oversized windows fill the great room and dining area with natural light. Step out from the dining room onto the spacious Duradek balcony with glass railing, perfect for summer BBQs with the convenience of a gas hookup and peaceful, unobstructed views. Upstairs, you'll find a generous central bonus room with vaulted ceilings and new vinyl laminate flooring, creating the perfect spot for family movie nights. The primary bedroom is a private retreat complete with a luxurious 5-piece ensuite featuring a deep soaker tub—ideal for unwinding after a long day. Three additional spacious bedrooms, each with walk-in closets, share a well-appointed 5-piece main bath, while a dedicated laundry room with ample storage adds practicality to the upper level. The walk-out basement is made for family fun with engineered laminate flooring and easy access to the backyard. A 5th bedroom and 4-piece bathroom offer privacy and comfort for guests or older children. Located just steps from Hillcrest's newest schools, numerous parks, and walking

paths, and only minutes to Save-On-Foods, Coopers Town Promenade, and other amenities, this home truly has it all. Don't miss your chance to own this incredible home in one of Airdrie's most sought-after neighborhoods!