

# \$704,900 - 165 Hillcrest Drive Sw, Airdrie

MLS® #A2263915

## \$704,900

4 Bedroom, 4.00 Bathroom, 1,938 sqft  
Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

### THE DEAL OF THE NEIGHBOURHOOD.

Have your favourite Realtor schedule a viewing for you NOW. Welcome to 165 Hillcrest Drive SW, Airdrie – a home that blends family comfort with modern upgrades, in one of the Top 5 most desirable communities in Airdrie. 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 partially 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. The heated 2 car attached garage adds security, comfort and convenience. 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. Make your way downstairs to the finished basement (with permits) that boasts your 4th bedroom, a 4 pc bath, living room area and the "walk out to grade" entry.



With extras like a High efficiency 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 4 bedroom home . At this price...this property is ready to take off.

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263915    |
| Price          | \$704,900   |
| 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 |
| 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, Glass Doors, Tile                                                                                                                    |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full, 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    | October 10th, 2025 |
| Days on Market | 17                 |
| Zoning         | R1-U               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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