

# \$749,000 - 308 Hillcrest Drive Sw, Airdrie

MLS® #A2239310

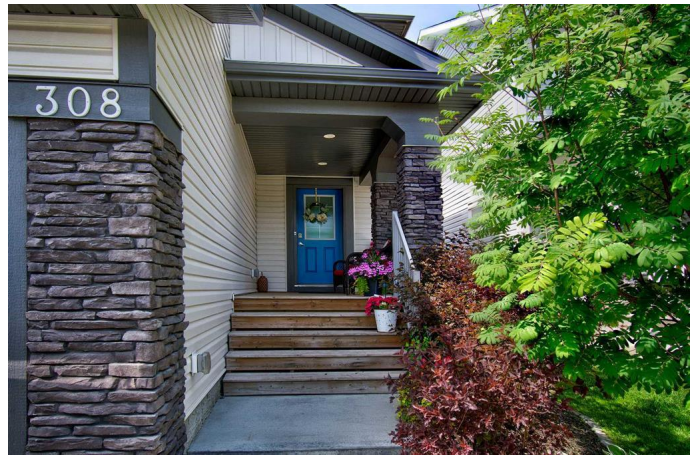
## \$749,000

4 Bedroom, 3.00 Bathroom, 2,370 sqft

Residential on 0.11 Acres

Hillcrest, Airdrie, Alberta

2370 Sq Ft 2 storey Custom Built Shane Homes with \$93,000 in Premium Upgrades. Located across from Northcott Prairie Elementary & backs onto Hillcrest Park's scenic pathways and greenspace. Enter into foyer with soaring ceilings, open maple railings, designer lighting, and oversized windows flooding the space with natural light. A stunning chef's kitchen with 3" quartz countertops, 9' ceilings, extra recessed lighting, oversized island & breakfast bar with electrical, storage and dual undermount sinks. Upgraded stainless appliances with 36-in Gas Cooktop, Convection Wall Oven, Microwave and Fridge. Powerful chimney hood fan, counter-to-ceiling tiled backsplash, full-height cabinets, crown risers and under-cabinet halo lighting. Dining room has built-in hutch with glass cabinets and large wine rack. French doors open to a large no-maintenance vinyl deck with aluminum railing, gas line, dual gates including a Dog Run. Large walk-through pantry includes windows, loads of storage, broom closet, pocket door and frosted French door leading to a tiled mudroom with full-height MDF lockers, storage + more built-ins. Large office space with dual desk & cabinetry built in. Living room has a floor-to-ceiling tiled fireplace wall with built in 50" fireplace, flanked by built-in bench seating & storage, floating shelves & ambient lighting. Upstairs, you will find vaulted ceilings, a central bonus room with custom media center, niches, ambient lighting and sound-proof



insulation. Top floor laundry room with storage. Top-down bottom-up blackout honeycomb shades in all bedrooms offer functional privacy, light or complete darkness, any time of day. A large Master Bedroom with vaulting ceiling, large Walk in Closet, Large 5 piece ensuite with extra windows, 60"x60" corner soaker, oversized glass shower with seat, dual vanities and makeup desk. Two additional oversized bedrooms upstairs each with their own custom shelved large walk-in closets and share a 4-piece bath. Downstairs is partially finished with 8'9" ceilings, oversized egress windows, 4th bedroom, large rec room, hidden kids play fort under the stairs and plenty of recessed lighting. Unfinished area includes enclosed furnace room with loads of built in storage, rough ins for a large bathroom and lots of space for a 5th bedroom or large hobby/flex room. Double heated garage with sink, workbench, shelving, 13' ceilings, man door, mezzanine style storage, upgraded designer lighting, high-efficiency furnace & OS Hot Water Tank.

Built in 2017

### **Essential Information**

MLS® #	A2239310
Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,370
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	308 Hillcrest Drive Sw
Subdivision	Hillcrest
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4C7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 13th, 2025
Days on Market	1
Zoning	R-1

## Listing Details

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