

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

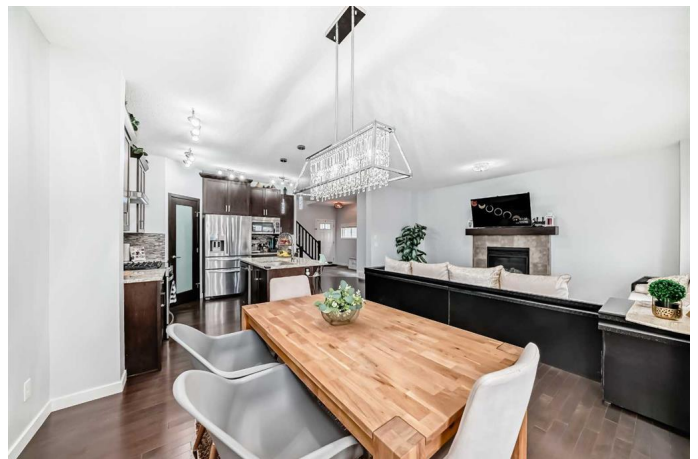
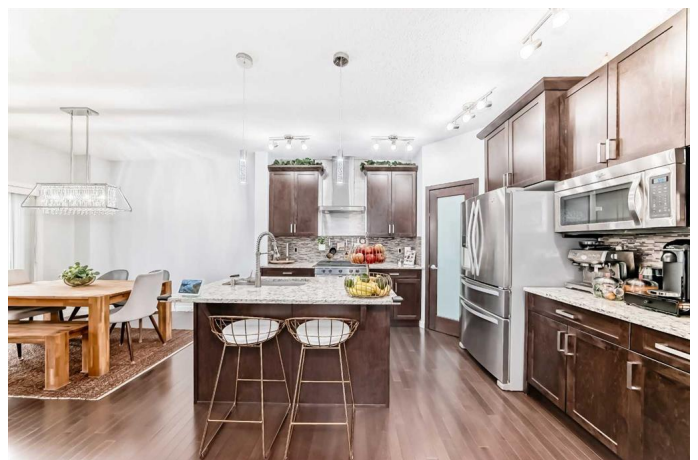
MLS® #A2247336

**\$739,999**

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

Hillcrest, Airdrie, Alberta

\*\*\*\* NEW PRICE from MOTIVATED SELLER'S ( Public Open House Saturday Sept 20th- 1 to 3:30 pm... \$\$\$\$ SELLER INCENTIVES \$\$\$\$ offered at Open House ONLY ) Welcome to 165 Hillcrest Drive SW, Airdrie "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 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 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. A heated 2 car attached garage for you comfort. 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. 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 doesn'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, 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 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 |
| 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, 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 | 40               |
| Zoning         | R1-U             |

### **Listing Details**

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

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