

# \$499,900 - 315 Hillcrest Drive Sw, Airdrie

MLS® #A2237905

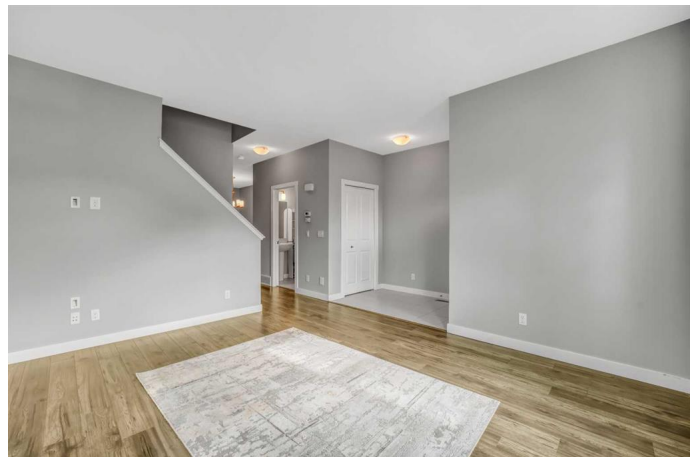
**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,425 sqft

Residential on 0.05 Acres

Hillcrest, Airdrie, Alberta

~ OPEN HOUSE SUN NOV 2nd between 2 & 4pm ~ NO CONDO FEES | OVER 2,075 SQ FT OF FINISHED SPACE | 4 BEDROOMS | 4 BATHROOMS | DOUBLE GARAGE | PRIVATE BACKYARD| UPPER LEVEL LAUNDRY | FINISHED BASEMENT | STEPS TO SCHOOL & PATHWAYS | Located in the vibrant community of Hillcrest, this stylish 4-bedroom, 4-bathroom townhouse offers over 2,075 sq ft of thoughtfully designed living space with NO CONDO FEES and a private backyard for added freedom. Freshly painted in a modern palette, the open main floor is warm and welcoming with updated flooring and an abundance of natural light from the front-facing windows. The living room offers a calm space to gather, while the central dining area seamlessly connects to the kitchen for easy entertaining. A centre island with bar seating anchors the kitchen, which also features stainless steel appliances, generous cabinet storage, a pantry and tile backsplash that adds a clean, contemporary touch. A powder room conveniently completes this level. Upstairs, the spacious primary suite is a true retreat with a walk-in closet, a private 3-piece ensuite and large windows that fill the space with natural light. Two additional bedrooms, a full 4-piece bath and upper laundry provide comfort and practicality for growing families. The fully finished basement extends your living space with a large rec room, fourth bedroom with a walk-in closet and a full bathroom making it ideal for guests,



teens or multi-use flexibility. Step outside to a private, landscaped yard with a patio perfect for summer barbecues, privately set behind the double detached garage. The front exterior features low-maintenance landscaping and excellent curb appeal with a modern Tudor-inspired architecture. This move-in-ready home is ideally positioned within walking distance to Hillcrest Park, Northcott Prairie School (K-8), and the extensive pathway system that winds through this active, family-friendly neighbourhood. Commuters will appreciate easy access to QEII and proximity to CrossIron Mills, Costco and Calgary. A stylish, functional home in an incredibly connected location!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237905      |
| Price          | \$499,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,425         |
| Acres          | 0.05          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 315 Hillcrest Drive Sw |
| Subdivision | Hillcrest              |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |

Postal Code T4B 4C7

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Many Trees  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame, Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 10th, 2025  
Days on Market 111  
Zoning R2-T

### Listing Details

Listing Office LPT Realty

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