

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

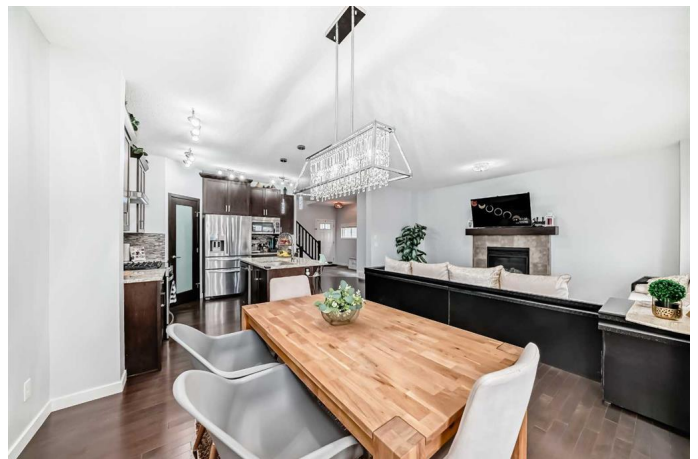
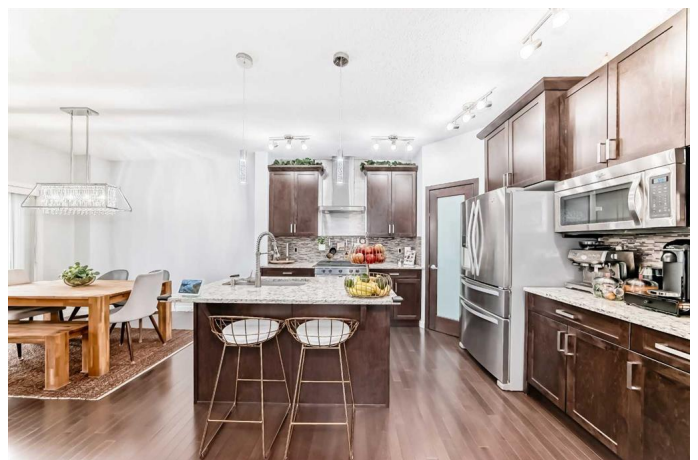
MLS® #A2247336

\$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, Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
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	43
Zoning	R1-U

Listing Details

Listing Office	TREC The Real Estate Company
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