

# \$747,747 - 165 Hillcrest Drive Sw, Airdrie

MLS® #A2247336

**\$747,747**

4 Bedroom, 4.00 Bathroom, 1,938 sqft

Residential on 0.10 Acres

Hillcrest, Airdrie, Alberta

( Public OPEN HOUSE Sunday September 14th - 1:00 to 3:30 pm ) Seller to Buyer incentive NOW available. 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 your 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. Whether you use it for long-term tenants or explore short-term rental options like Airbnb, itâ€™s a true income generator that adds incredible flexibility. With extras like a heated garage, newer 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 Airdrieâ€™s most desirable family communities â€“ close to schools, parks, pathways, and quick access to Calgary. ?? The perfect family home with a built-in mortgage helper â€“ it doesnâ€™t get smarter than this. At this price...this property is ready to take off.

Built in 2015

### Essential Information

MLS® #	A2247336
Price	\$747,747
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, Soaking Tub, Separate Entrance
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	27
Zoning	R1-U

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.