



165 Hillcrest Drive SW, Airdrie, Alberta - \$739,999



Main Photo

Property Description

**** 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, 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 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.

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