

# \$635,000 - 452 Hillcrest Manor Sw, Airdrie

MLS® #A2250576

**\$635,000**

3 Bedroom, 4.00 Bathroom, 1,614 sqft

Residential on 0.07 Acres

Hillcrest, Airdrie, Alberta

Hello Gorgeous! Welcome to Hillcrest! This custom detached home is beautifully designed with thoughtful upgrades across all three levels, offering over 2,300 sq. ft. of fully developed living space. From the moment you step inside, you'll notice the attention to detail that makes this property both stylish and functional. The main floor spans over 805 sq. ft. and features engineered hardwood flooring, with tile in the bathroom for durability. A private office with glass French doors is perfect for working from home, while the living room is anchored by a sleek electric fireplace for cozy evenings. The kitchen will impress with granite countertops, a gas range, stainless steel hood fan, fridge, and dishwasher—blending elegance and practicality for everyday cooking or entertaining. Upstairs, you'll find three generously sized bedrooms each offer spacious walk-in closets, while the bathrooms boast tile flooring, granite countertops, and an upgraded main bath complete with an extended soaker tub and glass shower, plus upgraded carpet throughout. A convenient second-floor laundry room, equipped with a brand-new Samsung washer and dryer, makes everyday chores a breeze. The fully developed basement adds another 711 sq. ft. of versatile living. Finished with laminate flooring, it includes a built-in bookstand, electric fireplace, and a wired entertainment area ready for your home theater setup. A large office space, plus a full secondary kitchen with quartz countertops, microwave, and fridge, expand



your options for hosting or multi-generational living. The basement also includes a spacious closet, ample storage, and a full bathroom finished in tile. Outside, enjoy both a composite rear deck and a lower wood deck overlooking the green space, complete with a fire pit for outdoor gatherings. The extended garage provides excellent storage and easily accommodates two large SUVs or trucks. This property combines custom craftsmanship, modern finishes, and flexible living spacesâ€”making it an incredible place to call home. Hillcrest is a fantastic family-friendly community - this home is surrounded by walking paths, parks, playgrounds, and stunning mountain views. Everyday conveniences are just minutes away with schools, shops, dining, and quick access to Calgary all within easy reach. Hillcrest combines modern amenities with small-town charm, making it the perfect place to put down roots â€” book your showing today!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250576    |
| Price          | \$635,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,614       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 452 Hillcrest Manor Sw |
| Subdivision | Hillcrest              |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4K1                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Bookcases, Built-in Features |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer                                                                              |
| Heating           | Forced Air                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                      |
| Fireplaces        | Basement, Gas, Living Room, Electric                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                         |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Fire Pit, Other, Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 59                |
| Zoning         | R1-L              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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