



## 308 Hillcrest Drive Airdrie Alberta

\$759,900

Newly Priced & Loaded with Over \$93,000 in Premium Upgrades. Located in one of Airdrie's most sought-after family-friendly communities, this custom-built Shane Home sits across from Northcott Prairie Elementary & backs onto Hillcrest Park's scenic pathways and greenspace with no rear neighbours. Gorgeous design greets you at the door as you step into an open-to-below foyer with soaring ceilings, open maple railings, designer lighting, and oversized windows flooding the space with natural light. The entire home is intentionally designed for comfort, elegance, and everyday livability. A stunning chef's kitchen with 3" quartz countertops, 9' ceilings, extra recessed lighting, oversized island & breakfast bar with electrical, storage and dual undermount sinks. Upgraded stainless appliances (Professional 36-in Gas Cooktop, Convection Wall Oven & Microwave + Fridge). Powerful chimney hood fan, counter-to-ceiling tiled backsplash, full-height cabinets, crown risers and under-cabinet halo lighting. Large windows flood natural light through a functional, storage-rich dining room with built-in hutch with glass cabinets and large wine rack. French doors open to a massive no-maintenance vinyl deck with aluminum railing, gas line, dual gates (one to a massive, enclosed dog run) & full views of a west-facing yard & greenspace. Massive walk-through pantry includes windows, loads of storage, broom closet, pocket door and frosted French door leading to a custom tiled mudroom with full-height MDF lockers, storage + more built-ins. Large open office/IT space with dual desk & cabinetry built-in. The cozy living room boasts a floor-to-ceiling tiled fireplace wall with built-in 50" fireplace, flanked by built-in bench seating & storage, floating shelves & ambient lighting. Upstairs, enjoy stunning vaulted ceilings, a unique central bonus room with custom media center, niches, ambient light...

Laundry room 6.83 Ft x 5.17 Ft

Primary Bedroom 15.50 Ft x 12.08 Ft

Bedroom 10.83 Ft x 10.92 Ft

Bedroom 12.50 Ft x 11.00 Ft

Media 11.58 Ft x 14.50 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available

Recreational, Games room 14.58 Ft x 21.42 Ft

Bedroom 8.67 Ft x 9.00 Ft

Other 11.00 Ft x 12.58 Ft

Dining room 12.42 Ft x 9.50 Ft

Living room 15.33 Ft x 10.50 Ft

2pc Bathroom .00 Ft x .00 Ft

Pantry 5.08 Ft x 12.75 Ft

Office 6.75 Ft x 9.83 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)