



## 3413 Hillcrest Rise Airdrie Alberta

\$485,000

Discover the epitome of comfortable living in this amazing, well-kept duplex nestled in the most desired community. What sets this property apart is the absence of condo fees, offering the perks of homeownership without the additional monthly burden. The home boasts a generous backyard, providing ample space for various outdoor activities, and a single-car attached garage for convenient parking and extra storage. Stay cool in the hot summer months with the luxury of central air conditioning. The pride of ownership is evident throughout the house, showcasing meticulous care and attention. With a finished basement and a great layout, this property offers versatility and functionality. Beyond its impressive features, the amazing price makes it an exceptional opportunity in the real estate market. Additionally, it is conveniently located close to schools and shopping, ensuring easy access to everyday amenities. Enjoy a quiet street and an amazing neighborhood where neighbors feel like family, creating a truly welcoming and communal living experience. This is not just a house; it's a place to be called home, reflecting warmth, comfort, and a sense of pride in ownership. Check out 3D Virtual Tour, floor plans, and video of the house. Dishwasher (Bosch) was replaced to few years back Stove was replaces around 1.5 years back Fridge was replaced less than a year ago ...

Primary Bedroom 12.00 Ft x 12.00 Ft

Bedroom 9.83 Ft x 10.33 Ft

Bedroom 11.00 Ft x 10.00 Ft

4pc Bathroom 9.83 Ft x 7.25 Ft

Recreational, Games room 19.08 Ft x 15.25 Ft

2pc Bathroom 8.92 Ft x 5.08 Ft

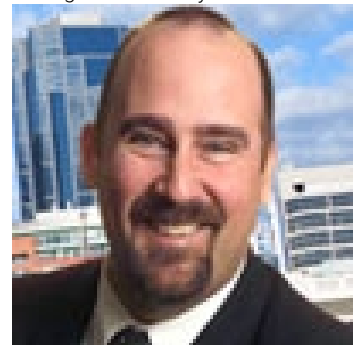
Kitchen 13.50 Ft x 12.92 Ft

Living room 11.08 Ft x 12.17 Ft

Dining room 8.92 Ft x 9.50 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

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