

\$599,900 - 36 Willowbrook Drive Nw, Airdrie

MLS® #A2103171

\$599,900

5 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.12 Acres

Willowbrook, Airdrie, Alberta

Wonderful opportunity to own a fantastic property in the sought-after neighborhood of Willowbrook! This fully finished **RENOVATED** home offers a lower level suite (illegal) with separate entrance is situated on a great-sized **CORNER** lot and must be seen to be appreciated! Upon entering you are greeted by a **BEAUTIFULLY** updated space, open floorplan with neutral decor. The living room is spacious and highlighted by vaulted ceilings, west facing windows and a brick wood burning fireplace as a focal point. The dining area is a great size and is open to the living room. The updated kitchen features loads of cabinets, **STAINLESS STEEL** appliances (gas stove), **QUARTZ** counters and a moveable island that is included! There are three good sized bedrooms on the main level, one of which is the **PRIMARY** retreat with a gorgeous feature wall, 3 pce ensuite and a walk-in closet. The lower level has separate walk-up and out access and is finished into a two-bedroom illegal suite with separate laundry, which is a great revenue booster. With the same finishing as the main floor, there is a gorgeous white kitchen with loads of cabinet space, quartz counters and a decent sized eating area. The living room is a great space with big windows and pot lights, making it bright and inviting. The two bedrooms are a fantastic size with great closets and a shared 4 pc bathroom. Outside you will find two separate yard spaces for each level and a separate parking pad for vehicles or an RV. This is an



amazing opportunity to get into the Airdrie real estate market! Call today to view!

Built in 1994

Essential Information

MLS® #	A2103171
Price	\$599,900
Sold Price	\$599,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,259
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	36 Willowbrook Drive Nw
Subdivision	Willowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B2J5

Amenities

Parking Spaces	8
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Closet Organizers, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 24th, 2024
Date Sold	February 5th, 2024
Days on Market	12
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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