



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

36 Willow Green SW
Airdrie, Alberta

MLS # A2221022



\$760,000

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to this stunning 3-bedroom, 2.5-bathroom detached single-family home, nestled in the heart of the highly sought-after Wildflower community in Airdrie, Alberta. Perfectly designed for modern family living, this home blends comfort, style, and convenience, making it the ideal place to create lasting memories. **Key Features:** 3 Spacious Bedrooms: Generously sized, each bedroom offers ample closet space and large windows, flooding the rooms with natural light. The master suite includes its own private ensuite, a perfect retreat after a busy day. 2.5 Stylish Bathrooms: With a well-designed main bathroom and a convenient half-bath on the main floor, mornings will be a breeze for the whole family. Enjoy modern fixtures and finishes that elevate your daily routines. **Bright and Open Living Spaces:** The open-concept main floor is perfect for both family living and entertaining. The spacious living room flows seamlessly into the dining area and kitchen, creating an inviting space for gatherings. **Fully Equipped Kitchen:** Featuring sleek, large island/eating bar(granite) countertops, stainless steel appliances, and ample storage, with beautifully contrasting cabinets, the kitchen is a chef's dream and ideal for family meals or entertaining guests. **Prime Location:** Wildflower is one of Airdrie's most desirable communities, known for its family-friendly atmosphere, parks, and access to top-rated schools. Enjoy the peace and quiet of suburban living while being just a short drive away from all the amenities you need, including shopping, dining, and easy access to major roadways. **Fully Landscaped Yard:** Enjoy your own private outdoor space with a beautifully landscaped yard—perfect for kids, pets, or hosting weekend BBQs with family and friends. Contact us today to schedule a private showing and see for yourself why this is the perfect place for you and your

family to call home!