



GRASSROOTS
REALTY GROUP

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903, 720 Willowbrook Road NW
Airdrie, Alberta

MLS # A2234743



\$382,500

Division:	Willowbrook		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Lawn, No Neighbours Behind, Open Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: \$ 413

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: White cabinets in kitchen/hallway

This spacious 3-bedroom, 2.5-bathroom townhouse offers the perfect blend of functionality and lifestyle. Upstairs, you'll find three well-sized bedrooms, including a primary with ensuite and a very large walk in closet. Completing the upstairs is a second full bathroom, a handy flex space, ideal for a home office or reading nook, and an additional closet for extra storage. The main floor boasts a warm and inviting open-concept layout, complete with a gas fireplace in the living room, a generous dining area, and a bright kitchen with BRAND NEW fridge, perfect for entertaining. You'll also appreciate the freshly painted main floor, roomy entryway, and convenient half bath for guests. The unfinished basement offers endless potential, create a rec room, gym and extra bedroom of your dreams. The attached double garage provides plenty of space for vehicles and storage. Step out onto the sizable deck and enjoy direct access to green space, offering privacy and a touch of nature right at your doorstep. Located just across the street from Williamstown Nose Creek Nature Preserve, and minutes to schools, shopping, Woodside Golf Course, and Old Towne Airdrie. Plus, enjoy easy access to major roadways for commuting ease. This is more than just a townhouse, it's a lifestyle opportunity. Don't miss your chance to call it home. Call your favourite realtor for a viewing today.