



GRASSROOTS
REALTY GROUP

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**702, 720 Willowbrook Road NW
Airdrie, Alberta**

MLS # A2236926



\$359,000

Division:	Willowbrook		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, On Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan		

Inclusions: None

This well-maintained 2-storey townhouse offers over 1,200 sq ft of thoughtfully designed living space in a sought-after complex in the small community of Willowbrook. One of the first things you'll notice when entering this community is its unique sense of PRIVACY—it's not connected to surrounding neighbourhoods, so traffic is minimal and primarily limited to residents and their guests. Inside, you'll find a bright and open layout with large windows, BRAND NEW CARPET in the Living Room, modern neutral tones, and a custom BUILT-IN WALL UNIT surrounding a cozy GAS FIREPLACE in the spacious living room. Patio doors lead directly from the living room to the outdoor space, making it easy to enjoy a sunny afternoon or step out for some fresh air. The kitchen offers more than just function—it features AMPLE CABINETRY, full-sized appliances, and a breakfast bar, making it feel far more spacious than the average apartment-style layout. The dedicated dining area offers a comfortable space for hosting family dinners or gathering with friends for game nights. Upstairs, you'll find three generously sized bedrooms, including a bright and spacious primary suite featuring direct access to the shared 4-piece bathroom through a convenient Jack-and-Jill layout. The walk-in closet offers more storage than you might expect, providing both functionality and convenience. Completing the upper level is a versatile LOFT-STYLE NOOK, ideal for a home office, study area, or dedicated space for hobbies and entertainment. The unfinished basement includes laundry, rough-in plumbing for a future bathroom, a WATER SOFTENER and plenty of room to develop an additional bedroom, living space and storage. Parking is easy and convenient with an ATTACHED SINGLE GARAGE plus a FULL DRIVEWAY pad—room

for two vehicles with no need to rely on street parking. Enjoy the lifestyle that comes with being steps from Airdrie's expansive pathway system, nearby playgrounds, BMX Park, shopping, and dining—all within walking distance. This home delivers on value, comfort, and location—ideal for first-time buyers, downsizers, or savvy investors. Don't miss your opportunity to get into a well-cared-for home in one of Airdrie's most convenient and quiet communities.