



GRASSROOTS
REALTY GROUP

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2227, 700 Willowbrook Road NW
Airdrie, Alberta

MLS # A2245436



\$245,000

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	987 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete, Vinyl Siding
Foundation:	-
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 663
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: n/a

Welcome to one of the most desirable layouts in the complex. This beautifully designed 987 sq ft unit features two full bedrooms, two bathrooms, and an additional flex room perfect for a home office, den, or extra storage. You'll love the expansive primary bedroom and generously sized living room, among the largest in the entire building. The oversized private deck offers more outdoor space than most units, ideal for relaxing or entertaining. Enjoy the comfort of radiant heated floors and an instant hot water boiler system. No baseboard heaters means more flexibility with your furniture layout. Upgrades include a new boiler and new dishwasher. Secure underground parking, a well-managed complex, and a location close to all major amenities complete the package. These floor plans rarely come to market. Don't miss your opportunity.