



**GRASSROOTS**  
REALTY GROUP

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905, 720 Willowbrook Road NW  
Airdrie, Alberta

MLS # A2255501



**\$419,000**

Division:	Woodside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Other, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Spacious Townhome Backing Green Space & Vacant & Move-In Ready! Welcome to this bright and stylish 3-bedroom, 2.5-bathroom corner-unit townhome, sharing only one wall for added privacy, and perfectly blending comfort, function, and lifestyle in one of Airdrie's most desirable locations. With over 2100 square feet of developed space, there is plenty of room for whatever you need. The main floor offers a warm open-concept design, ideal for family living or entertaining. Relax by the cozy gas fireplace, host in the generous dining area, and enjoy the fresh feel of new paint throughout and many updates! The sun-filled kitchen offers plenty of space to cook and gather, while the roomy entryway and convenient half bath add everyday practicality. Upstairs, you'll find three spacious bedrooms, including a private primary suite with a 4-piece ensuite and an extra-large walk-in closet. A second full bathroom, bonus flex/tech space (perfect for a home office or reading nook), and extra storage make the upper level both smart and versatile. Soaring high ceilings throughout add an airy, open feel to the home. The basement is wide open for your future plans, whether that's a rec room, gym, or extra bedroom. The oversized double garage is a true asset, offering space for projects, storage, or large vehicles, and comes with the added bonus of two extra asphalt parking spaces. Step out to your large back deck with direct access to green space, ideal for morning coffee, summer BBQs, or quiet evenings. Just across the street, explore the trails of Williamstown Nose Creek Nature Preserve, with schools, shopping, Woodside Golf Course, and Old Towne Airdrie all just minutes away. Commuting is effortless with quick access to major roadways. This home is more than a townhouse, it's a lifestyle opportunity in a welcoming,

family-friendly community. Vacant and ready for quick possession.