



GRASSROOTS
REALTY GROUP

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47 Willowbrook Drive NW
Airdrie, Alberta

MLS # A2257060



\$588,888

Division:	Willowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,158 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.20 Acres		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Window Blinds, TV Wall Mounts, Shed, solar Lights on Fence, Wardrobe in lower bedroom, Laundry Rm Wire Shelving, Garage Upper Cabinets.

Welcome to the very desirable community of Willowbrook, with plenty of mature trees and a convenient location, within a 10-12 minute drive to anywhere in town. Walking distance to many amenities - Sobeys, drugstore, chiropractor, family doctor, dentist, etc. A Walking path is very nearby as well. This beautiful, FULLY UPDATED Bi-level home has so much to offer! The Main living area, with its VAULTED CEILINGS welcomes you with wide open, spaciousness across the Kitchen and Living Room area! The Kitchen has been FULLY renovated with a very attractive "butcher's block" Island, soft-close cabinetry and pot drawers, Corian Countertops, newer backsplash, and all new appliances (except for fridge). Patio Doors lead to a SUNNY, SOUTH-facing, TREED backyard offering nice privacy. A NEW, fully fenced backyard makes this a lovely space to spend time in. The Living Room is a nice size, with a New BAY window and New Luxury Vinyl Plank flooring throughout the entire home (tile in 2 bathrooms). There were originally FIVE Bedrooms and 2 of the main floor bedrooms have been converted into one, with a pass-through so the other side can be used as an office, a nursery, or craft room (could be converted back to separate rooms). The PRIMARY Bedroom is a great size with 2 NEW windows and a 3-piece ENSUITE. The lower level has a large recreation room with a Stone Surround, GAS Fireplace, 2 more well sized bedrooms, one with a 3-piece ENSUITE. A large MECHANICAL/LAUNDRY room, with plenty of storage space complete this level.

UPDATES within the last 3 years INCLUDE: All New LVP FLOORING, PAINTED Ceilings, Walls & Baseboards, 7 New WINDOWS on Main level, New FRONT Door with built-in micro-blinds for more light, plus new INTERIOR and CLOSET Doors, All new LIGHTING plus

energy efficient lighting in halls and bedrooms saves you money, New WASHER & DRYER, New FURNACE and HOT WATER TANK, Updated Main floor full BATHROOM, Fully RE-MODELLED 3-piece bathroom on lower level, all New BLINDS, New FENCE. Call your favorite Realtor to view this home today!