



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

60 Willow Green SW
Airdrie, Alberta

MLS # A2262048



\$709,000

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,659 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dishwasher, Hoodfan, Microwave, Refrigerator in the basement		

This impressive two-storey home in Wildflower offers the perfect blend of modern design and income potential with its walk-up legal basement suite. With over 1,650 sq ft above grade, the main home features an open-concept layout designed for family living and entertaining. The central kitchen boasts stone counters, an island with seating, and flows seamlessly into the dining and living areas. Upstairs, the primary bedroom is a private retreat with a large walk-in closet and spa-inspired ensuite with dual vanities, alongside two additional bedrooms, a full bath, and convenient upper-level laundry. Set on a sunshine lot backing onto green space, the home is filled with natural light and offers a rear deck for outdoor enjoyment. The walk-up basement legal suite is a standout feature, providing its own private entrance, full kitchen, living room, spacious bedroom, full bath, and laundry. Whether you're looking for a mortgage helper, a space for extended family, or an attractive rental opportunity, this legal suite delivers versatility and value. Additional highlights include high ceilings, smart home features, an attached double garage,. With schools, shopping, and parks nearby, this property combines comfort, convenience, and financial flexibility—making it a rare find in Airdrie. The basement suite is currently listed for rent.