



GRASSROOTS
REALTY GROUP

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

MLS # A2263361



\$345,900

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	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 beautifully maintained 2-storey townhouse offers over 1,200 sq ft of warm, inviting space at a price point that makes homeownership accessible—ideal for first-time buyers ready to stop renting or investors seeking solid value. Step inside to discover a bright, open layout flooded with natural light from large windows and PATIO DOORS that create an airy, welcoming atmosphere. The spacious living room features BRAND NEW CARPET underfoot, a cozy GAS FIREPLACE framed by a custom BUILT-IN WALL UNIT. The kitchen is designed for real life—AMPLE CABINETRY, full-sized appliances, and a breakfast bar that makes morning coffee or meal prep feel effortless. The separate dining area is perfect for family dinners, game nights, or those moments that matter most. Upstairs, three generously sized bedrooms await, including a bright primary suite with a walk-in closet that offers more space than you'd expect and convenient Jack-and-Jill access to the 4-piece bathroom. A versatile LOFT-STYLE NOOK adds flexibility—your home office, reading corner, or creative space. The unfinished basement is a blank canvas with laundry, WATER SOFTENER, rough-in plumbing for a future bathroom, and plenty of potential for an extra bedroom, recreation area, or storage to suit your lifestyle. With an ATTACHED SINGLE GARAGE and full driveway pad, parking is never a concern. Plus, you're steps from Airdrie's pathway system, Williamstown Nose Creek Nature Preserve, playgrounds, Airdrie BMX Park, Woodside Golf Course, shopping, and dining—everything you need, right at your doorstep. This is your opportunity to own an affordable, well-cared-for home in Willowbrook with room to make it your own.