



GRASSROOTS
REALTY GROUP

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

316 Willow Brook Close NW
Airdrie, Alberta

MLS # A2264468



\$684,900

Division:	Willowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,899 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions:	Garage fridge
--------------------	---------------

Welcome to this cozy 5-bedroom, 3.5-bathroom property tucked away on a quiet cul-de-sac, offering the perfect balance of space, function, and modern comfort. This front-attached home has standout curb appeal and a layout that’s ideal for families of all sizes.

Step inside and you'll be greeted by a bright, open-concept main floor featuring a spacious living and dining area, a kitchen with plenty of cabinetry and prep space, and a dedicated main floor office, perfect for working from home or managing family life.

Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a full ensuite and walk-in closet. The second level also includes a spacious bonus room, ideal as a media space, playroom, or additional lounge for the family.

The fully developed basement offers two additional bedrooms, a full bathroom, and a large, comfortable living area — great for guests, older kids, or extended family.

This home offers over 2700 sqft of beautifully finished living space, all set in a family-friendly cul-de-sac close to parks, schools, and amenities. If you're looking for a move-in-ready home with room to grow, work, and relax — this one checks all the boxes.

Schedule your private showing today — homes like this don’t last long!