



GRASSROOTS
REALTY GROUP

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

336 Willowbrook Close NW
Airdrie, Alberta

MLS # A2274251



\$537,750

Division:	Willowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE Saturday December 13, 2025 | 1:00PM - 3:00PM

Perfectly positioned with no neighbors behind, this property backs onto a peaceful walking path and a serene creek, offering the rare blend of privacy, nature, and convenience. Thoughtful updates elevate the home throughout, including brand new shingles and freshly refinished American cherry hardwood flooring on the main level. The main floor also features a versatile office that can easily serve as a fourth bedroom, depending on your needs. Upstairs, two secondary bedrooms are thoughtfully connected by a Jack-and-Jill bathroom, creating an ensuite-style experience that adds comfort and convenience for family or guests. The upper level laundry nearby makes everyday living feel effortless. A good sized primary bedroom is completed with an ensuite and generous walk-in closet. The fully developed basement is complete with a SEPERATE ENTRANCE ideal for extended family, guests, or future possibilities. Step outside to a east-facing backyard designed for relaxation and entertaining, complete with a new deck and a beautifully crafted custom patio. The home has been professionally cleaned from top to bottom, with carpets steam-cleaned to ensure a truly turnkey experience. Finished with a double attached garage and nestled in a quiet, family-friendly close, this home invites you to move right in, make it your own, and begin building a beautiful life in a setting that feels both welcoming and wonderfully private. *Some photos have been virtually staged.