



GRASSROOTS
REALTY GROUP

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151 Willowbrook Drive NW
Airdrie, Alberta

MLS # A2276403



\$634,500

Division:	Willowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Rectangular Lot, Treed		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: storage shed

From the moment you step inside, this inviting property feels warm, welcoming, and thoughtfully designed for real life. An impressive foyer with soaring ceilings and an open-railing staircase sets the tone, while 9' ceilings, cozy hardwood and tile, and a gas fireplace create that "exhale and stay awhile" feeling. The heart of the home is bright and open—perfect for family time and entertaining—featuring granite countertops, a walk-in pantry, a gas stove, and newer appliances. You'll also love the main-floor office (ideal for working from home or homework central). Upstairs, the layout delivers: a generous primary suite with full ensuite and walk-in closet, two additional bedrooms with large closets, and a bonus room with high ceilings that's made for movie nights and play space. Downstairs is fully finished with another fireplace, a large rec area, and two more bedrooms—giving you the flexibility families actually need. Outside, the west-facing backyard is a standout: a deck with pergola, outdoor cooking area, a custom shed, garden space, and plenty of room for kids and pets to run. Add central A/C plus a newer hot water tank and furnace, and you've got a place that's as practical as it is inviting. Set in the sought-after Tri-Schools area—Ecole Edwards Elementary, Ecole Airdrie Middle, and George McDougall High School—plus Catholic school options nearby, close to shopping, parks, and pathways, public transit, and with quick highway access for an easy Calgary commute—this one checks the boxes without feeling cookie-cutter. This is the one you've been waiting for, book your showing today!