



GRASSROOTS
REALTY GROUP

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20 Willowbrook Gate NW
Airdrie, Alberta

MLS # A2280470



\$464,900

Division:	Willowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,060 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	3 Ceiling Fans, Venetian Blinds, Alarm System, Skylight Blinds		

Welcome to this CHARMING Bi-Level Home w/1,747.93 SQ FT of DEVELOPED SPACE, 3 Bedrooms, 3 FULL Bathrooms, + a DOUBLE ATTACHED GARAGE (21'x17'). NESTLED on a LARGE 4,800 SQ FT LOT in the FAMILY-FRIENDLY community of WILLOWBROOK, this home boasts FANTASTIC curb appeal w/landscaping + MATURE TREES. Step through the front door to a SPACIOUS FOYER with NEUTRAL Colour Tones, LINOLEUM Flooring + HIGH CEILINGS – the beginning of the home's Inviting Charm. The MAIN LEVEL features an OPEN-CONCEPT LAYOUT designed for ENTERTAINING. The LIVING ROOM is BRIGHT + INVITING thanks to a LARGE WINDOW that fills the space w/NATURAL LIGHT – perfect for FAMILY GATHERINGS or RELAXING w/a book. The 'Heart of the Home' is outfitted with OAK CABINETRY, a TILED BACKSPLASH, SS APPLIANCES, + VAULTED CEILINGS w/a SKYLIGHT equipped w/CUSTOM SKYLIGHT BLINDS (2025). The CONNECTED Dining Room is PERFECT for those meals around the table w/FAMILY, + FRIENDS as you share laughter, + make memories. A door leads directly out to the MUDROOM that connects you to the NORTH-FACING Backyard for easy outdoor access. Down the hall is the PRIVATE and SPACIOUS PRIMARY BEDROOM w/a WALK-IN CLOSET + a 4 pc ENSUITE w/a JETTED TUB. Next door is a 4 pc BATH w/a SOAKER TUB – the PERFECT PLACE to UNWIND – along with the 2nd GOOD-SIZED BEDROOM. The FULLY DEVELOPED BASEMENT boasts additional value w/a LARGE FAMILY ROOM w/a GAS Fireplace, PERFECT for COZY MOVIE NIGHTS after a long day. The 3RD BEDROOM is SPACIOUS w/its UNIQUE layout, including a LARGE WALK-IN CLOSET, a 3 pc

ENSUITE, + the LARGE UTILITY/LAUNDRY ROOM provides AMPLE Storage + UNDER-STAIR STORAGE offers even MORE STORAGE. ADDED VALUE w/the POTENTIAL to ADD a 4th BEDROOM in the EXPANSIVE UTILITY ROOM, as it's prepped w/a WINDOW. RECENT UPDATES Include a Newer ROOF (2012), Newer Furnace (2015), Newer Kitchen Appliances (2017) + Hot Water Tank (2023) + ALL POLY-B has been REMOVED in 2026 - offering COMFORT + PEACE of MIND for your family. Step outside into the NORTH-FACING BACKYARD + enjoy a TRANQUIL RETREAT – perfect for SIPPING MORNING COFFEE, STARGAZING, or RELAXING as the SUN SETS. With SPACE for GARDENING or PLAY, it's perfect for FAMILIES or PET LOVERS. WILLOWBROOK in AIRDRIE is a well-established, FAMILY-FRIENDLY community offering close proximity to everyday AMENITIES including SHOPPING, RESTAURANTS, SCHOOLS, + TRANSIT, just minutes away. Residents enjoy easy access to PARKS, WALKING TRAILS, + beautiful outdoor spaces like NOSE CREEK PARK, perfect for an ACTIVE LIFESTYLE. Enjoy quick + convenient access to MAJOR ROUTES, including VETERANS BLVD + HIGHWAY 2, making COMMUTING to CALGARY, DOWNTOWN AIRDRIE, and nearby AMENITIES effortless. Willowbrook delivers the perfect blend of CONVENIENCE, COMFORT, and COMMUNITY. BOOK your showing TODAY and make this STUNNING HOME YOURS!!!