



GRASSROOTS
REALTY GROUP

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

**20 Willow Brook Crescent NW
Airdrie, Alberta**

MLS # A2284649



\$579,999

Division:	Willowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,201 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Pantry, Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Hello, Gorgeous! Located in the established community of Willow Brook, this fully developed bi-level home offers 4 bedrooms, 3 bathrooms, and approximately 1201 SQFT of above-grade living space. The main level features a bright, open layout with vaulted ceilings, updated flooring in the entryway and stairs, and a welcoming living space enhanced by a new triple-pane window. The kitchen and dining areas connect seamlessly, making the home well suited for everyday living and entertaining. The primary bedroom, complete with a walk-in closet and ensuite, is privately located above the garage, while two additional bedrooms and a full bathroom are located on the main level. The fully developed basement includes a fourth bedroom, full bathroom, and a large recreation space offering excellent flexibility for guests, teens, or a home office. Significant recent upgrades include a new furnace, new air conditioner, new hot water tank, new water softener, new washer and dryer, new refrigerator, new garage door opener, updated lighting, and refreshed paint. Outdoor improvements include a newly rebuilt deck with privacy screen, upgraded railings and stairs, and new fencing on the south-facing side. The deck door has been upgraded to a triple-pane French door, improving both energy efficiency and indoor-outdoor flow. Conveniently located near schools, parks, pathways, shopping, and major commuter routes, this home offers a strong combination of comfort, functionality, and long-term value in a mature Airdrie neighbourhood.