



**2311, 700 Willowbrook Road NW
Airdrie, Alberta**

MLS # A2292592



\$200,000

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R5
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: None

Step into Crown Shores, where this beautifully curated two-bedroom, two-bathroom residence offers the ultimate turn-key lifestyle. Spanning 920 square feet of modern living, the floor plan maximizes every inch with an efficient, functional flow. Imagine waking up to the luxury of radiant in-floor heating beneath sleek laminate flooring—a cozy touch that sets this contemporary flat apart. At the heart of the home lies an expansive culinary kitchen, a dream for anyone who loves to host. It features abundant cabinetry, vast prep surfaces, and a central island with raised-bar seating designed for casual morning coffee or evening cocktails with friends. This space transitions seamlessly into a luminous living area, where an oversized window bathes the interior in natural light. Step through the glass door to your secluded balcony, a private outdoor nook perfectly sized for a bistro set and fresh air. Privacy was clearly a priority in this design, as the sleeping quarters occupy opposite ends of the dwelling. The primary suite acts as a tranquil sanctuary, complete with a spacious walk-in wardrobe and a dedicated four-piece ensuite. Across the way, the generous secondary bedroom offers its own integrated closet and sits just steps from the main four-piece washroom and convenient laundry facilities. Throughout the home, clever organization solutions ensure a clutter-free environment, while supplemental perks like continuous hot water on demand provide endless comfort. Living here means enjoying a professionally managed, animal-friendly community where the monthly dues handle the heavy lifting—covering essential utilities like gas, heat, and water. The location is truly second to none, placing you moments away from trendy boutiques, local eateries, and transit. For those who love the outdoors or local culture, you are a short stroll from the scenic pathways of Nose Creek Park,

the fitness facilities at Genesis Place, and the vibrant performances at Bert Church Live Theatre. Don't miss out on this blend of sophistication and convenience. Book your showing today and see why this is the perfect place to call home!