



237 Willowbrook Close NW
Airdrie, Alberta

MLS # A2298647



\$440,000

Division:	Willowbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,276 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Irr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

Welcome to this beautifully updated two-storey half-duplex, ideally positioned on a desirable corner lot in the established community of Willowbrook, Airdrie. Thoughtfully renovated and meticulously maintained, this home offers a bright and inviting interior featuring high-quality new flooring, fresh paint, and brand new blinds throughout. The fully renovated kitchen is complete with sleek quartz countertops, modern cabinetry, and stainless steel appliances. The open-concept layout seamlessly connects the kitchen, dining, and living areas—perfect for both everyday living and entertaining. From here, step outside to the expansive backyard with a private deck, ideal for summer gatherings and outdoor enjoyment. A convenient 3-piece bathroom completes the main floor. Upstairs, you’ll find a spacious primary bedroom along with two additional well-sized bedrooms and a 4-piece bathroom, providing comfortable accommodations for families or guests. The fully finished basement, professionally completed in 2021, adds valuable living space with a large family room, as well as dedicated laundry and ample storage. Offering a total of 1,783 sq. ft. of developed living space, the exterior is a true highlight, featuring an large, oversized, fully fenced yard and a single attached garage. Ideally located just steps from scenic walking paths, a nearby creek, and green spaces, this turn-key property perfectly blends modern updates with an active, outdoor lifestyle. Whether you’re a first-time buyer, investor, or looking to downsize, this is a fantastic opportunity to own in a sought-after community.