



**2307, 700 Willowbrook Road NW  
Airdrie, Alberta**

**MLS # A2160747**



**\$274,900**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Underground		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 663
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

**Inclusions:** NA

Step into luxury and comfort with this stunning 2-bedroom, 2-bath corner unit, where every detail has been carefully considered. With an impressive 1225 SF of living space, this home offers a rare blend of spaciousness and modern upgrades. Enjoy the benefits of extra windows that flood the space with natural light and new enhancements including sleek vinyl plank flooring, a contemporary new fridge and dishwasher, and a state-of-the-art in-sink aerator. The upgraded boiler system provides efficient in-floor heating and on-demand hot water, ensuring your comfort year-round. Updated lighting throughout complements the fresh look of the bathrooms, which feature new toilets, and the full-size washer and dryer. Convenience is key with secure, heated underground parking, and a second stall is currently rented and could be transferred to the new owner. The good-sized balcony provides southeastern views, perfect for enjoying your morning coffee or evening sunsets. The kitchen is a chef's delight, featuring an island, sit-up breakfast bar, and a corner pantry. It seamlessly flows into the generous living and dining areas, making it ideal for entertaining. The primary suite is a haven of relaxation, offering ample space for a king-sized bed, additional furniture, and a cozy sitting area. The massive walk-in closet and luxurious ensuite add to the appeal. Additional features include a spacious second bedroom, a full bath, and abundant storage options, including a separate laundry room with upgraded, full-size washer & dryer. The entire unit is equipped with toasty in-floor heat and instant hot water, ensuring you'll always be comfortable. This exceptional property combines the ease of apartment living with the spaciousness of a larger home. Units of this size and quality are rare, so don't miss your chance to make this your new home. Schedule a viewing

today before it's gone