



**GRASSROOTS**  
REALTY GROUP

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**27 Willowbrook Gate NW**  
**Airdrie, Alberta**

**MLS # A2212077**



**\$575,000**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Wine Fridge, Shed, Basement fridge

**\*Open House CANCELLED\*\*** Gorgeous 5 bedroom, 3 bathroom fully developed bi-level home in the quiet community of Willowbrook. This lovely home has been updated through the years and shows pride of ownership. The upper level has rich hardwood floors in the living room and bedrooms with ceramic tile in the kitchen and bathrooms. An abundance of windows usher in plenty of natural light into the space. Both the upper and lower living spaces have gas fireplaces for warmth and ambiance. The kitchen and dining area are nicely open with modern stainless steel appliances and fantastic counter space. Off the dining area is a door that leads out to an elevated deck overlooking the substantial SOUTH backyard with mature trees. The primary suite has a spacious walk-in closet and a 2 piece bath, as well as french doors that connect to the second bedroom. A third bedroom and a modern 3 piece bath with a tiled shower complete this level. The basement is fully developed with a large rec room, 2 additional bedrooms and a 4 piece bathroom. The double attached garage adds convenience. Fantastic location in central Airdrie, close to walking paths and shopping. Available for immediate occupancy.