



**GRASSROOTS**  
REALTY GROUP

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**31 Willowbrook Gate NW**  
**Airdrie, Alberta**

**MLS # A2212428**



**\$575,000**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to OVER 2000SF of living space in the established community of Willowbrook! As you step inside, you're greeted by a large front entryway and bright flex space with big BAY WINDOWS. Moving through to the kitchen, you'll find plenty of cabinet and counter space, with enough room to comfortably fit your dining table. The kitchen overlooks a large living area that's flooded with light from the SOUTH-FACING windows and just off to the side, you've got access to the back deck. Around the corner, you have a half bathroom and laundry. Moving upstairs, in the Primary bedroom you'll find a walk-in closet and 4-PIECE ENSUITE, and in the rest of this level you'll find good-sized 2ND and 3RD bedrooms, and another full 4-PIECE bathroom. Downstairs, you'll enter into a HUGE bonus room and also find a 4TH bedroom. Outside, you have a MASSIVE South-facing backyard, with a large deck that leads down to a concrete patio, a separate dog run, and vehicle access from the fence. Steps from Airdrie's pathway network, close to the golf course, schools, and shopping. And very quick access to highway #2.