

412 Willowbrook Close NW
Airdrie, Alberta

MLS # A2173398



\$575,000

Division:	Willowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained 2-storey home in Willowbrook! As you arrive, you'll be greeted by a landscaped front yard and a charming porch—perfect for relaxing. Inside, a spacious foyer leads to an open concept main floor bathed in natural light and featuring laminate flooring throughout. The spacious living room boasts a cozy gas fireplace, flowing into the open kitchen equipped with maple cabinetry, stainless steel appliances (including a brand-new fridge), an island with a breakfast bar, and a corner pantry for easy organization. Additionally, there's a versatile den that can serve as an office or fulfill any other needs. Upstairs, you'll find two inviting bedrooms, a full bath, and a generously sized master bedroom complete with a walk-in closet and a 4-piece ensuite bath. The carpet on this level has been recently updated. The fully finished basement features 9-foot ceilings and includes a large family room, an additional bedroom, a laundry room, and a convenient 2-piece bath, with ample space to add a shower if desired. Step outside to the south-facing backyard, nicely landscaped and fenced with a two-tier deck and a patio—ideal for entertaining. This home is conveniently located near schools, walking and biking paths, playgrounds, a golf course, and shopping.