



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**228 WILLOWBROOK Close, Airdrie T4B 2J6**

MLS® #: **A2159216**

Area: **Willowbrook**

Listing Date: **08/27/24**

List Price: **\$500,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Airdrie**

Abv Sqft:

**1,163**

Year Built:

**1995**

Low Sqft:

Lot Information

Ttl Sqft:

**1,163**

Lot Sz Ar:

**4,360 sqft**

Lot Shape:

DOM

**23**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.0 (3 0)**

Style:

**1 and Half**

**Storey,Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

**Brick,Vinyl Siding,Wood Siding**

Flooring:

**Carpet,Hardwood,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer**

Int Feat: **Ceiling Fan(s),Laminate Counters,Open Floorplan,Pantry,Storage,Wood Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`8" x 11`5"	Living Room	Main	11`5" x 16`0"
Kitchen With Eating Area	Main	11`3" x 11`8"	Laundry	Main	2`10" x 6`1"
Bedroom - Primary	Main	11`10" x 14`0"	Bedroom	Main	9`5" x 11`8"
Bedroom	Main	9`8" x 10`10"	4pc Bathroom	Main	5`7" x 7`7"
3pc Ensuite bath	Main	5`8" x 7`7"	4pc Bathroom	Basement	5`0" x 9`7"
Family Room	Basement	13`2" x 20`9"	Kitchen With Eating Area	Basement	9`1" x 13`3"
Bedroom	Basement	9`5" x 15`0"	Bedroom	Basement	10`8" x 13`2"

Furnace/Utility Room

Basement

9`9" x 17`4"

Storage  
Legal/Tax/Financial

Basement

7`1" x 10`11"

Title:

**Fee Simple**

Legal Desc:

**9412509**

Zoning:

**R2**

Remarks

Pub Rmks:

**Step into a world of light and space with this stunning semi-detached bi-level home! From the moment you walk in, you'll be captivated by the bright, open-concept layout that effortlessly blends the kitchen and living areas. This space is perfect for both everyday living and hosting unforgettable gatherings. On the main level, you'll find three generously sized bedrooms, including a tranquil primary suite complete with a private 3-piece ensuite bathroom. Natural light pours in through large windows, creating a warm and inviting atmosphere throughout the home. With an additional full bathroom and a conveniently located laundry room on this floor, daily tasks are made simple and efficient. But there's more! Head down to the lower level, where a beautifully renovated (illegal) living suite awaits. Featuring a modern kitchen, a 4-piece bathroom, and two spacious bedrooms, this (illegal) suite is ideal for guests, extended family, or even as a potential rental opportunity. The expansive living room offers plenty of space for relaxation or entertaining, and a separate laundry facility ensures total independence from the main level. The single attached garage provides secure parking and extra storage space, helping you keep everything organized and clutter-free. Outside, the mature, expansive backyard is a true retreat. Whether you envision a lush garden, a play area for kids and pets, or a serene spot to unwind, this outdoor space is ready for your personal touch. This exceptional home is a rare find and won't be on the market for long. Don't miss out—schedule your showing today and make this dream home yours before it's gone!**

Inclusions:

Property Listed By:

**Window Covers, Ceiling Fan(s), Garage Door Opener, Washer (1x) Dryer (2x) Refrigerator (2x) Dishwasher (2x) Range (2x) Hoodfan (2x), Storage Shed  
eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**