



THE
A-TEAM

**RE/MAX
FIRST**

120 WILLOWBROOK Close, Airdrie T4B 2J5

MLS®#: **A2176272**

Area: **Willowbrook**

Listing **10/31/24**

List Price: **\$599,900**

Status: **Pending**

County: **Airdrie**

Date:
Change: **-\$20k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **1,099**
Low Sqft:
Ttl Sqft: **1,099**

Lot Information

Lot Sz Ar: **6,474 sqft**
Lot Shape:

DOM

51
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,No Neighbours Behind,Landscaped,Pie Shaped Lot,Private,Secluded,See Remarks**

Park Feat:

Additional Parking,Double Garage Attached,Driveway,Front Drive,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard,Storage**

Construction: **Brick,See Remarks,Vinyl Siding,Wood Frame**
Flooring: **See Remarks,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|
| Kitchen | Main | 15`3" x 10`4" |
| Living Room | Main | 12`4" x 10`2" |
| Laundry | Basement | 11`0" x 10`2" |
| Bedroom | Main | 12`3" x 8`9" |
| Bedroom | Basement | 10`10" x 9`11" |
| 4pc Bathroom | Main | |

| Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|
| Dining Room | Main | 13`8" x 8`4" |
| Family Room | Basement | 26`10" x 16`4" |
| Bedroom - Primary | Main | 14`4" x 12`3" |
| Bedroom | Basement | 12`9" x 11`3" |
| 3pc Bathroom | Basement | |
| 4pc Ensuite bath | Main | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9411828

Remarks

Pub Rmks:

IMMACULATE modified, raised bungalow on a LARGE PIE LOT tucked into a QUIET CUL-DE-SAC! RECENTLY EXTENSIVELY RENOVATED FROM TOP TO BOTTOM! 4 Bedrooms + 3 Bathrooms + DOUBLE ATTACHED GARAGE with TONS OF WINDOWS to allow for natural light to spread across this functional layout. Greeted with a mature curb appeal and then into vaulted ceilings making this design quite trendy and unique. Kitchen is brand new including all stainless appliances, ample cabinets/counter space (QUARTZ COUNTERS) & open to your eating area making this perfect for entertaining! Access to your elevated maintenance free deck with gas line for the BBQ and with a manual awning! Main level is host to your SPACIOUS LIVING ROOM with a vaulted ceiling & just steps away on the upper you'll find your PRIMARY RETREAT (with full en suite), another good-sized bedroom & a second 4 pc bathroom. Gorgeous LVP flooring throughout the main & upgraded lighting! Fully developed basement with sunshine windows and boasting a MASSIVE REC/2nd LIVING ROOM (with fireplace), SPACIOUS 3rd & 4th Bedrooms, yet another full bathroom & AMPLE STORAGE SPACE. Central Air Conditioning, Exposed Aggregate Patio spanning the length of the back of the house, fully fenced yard, new finishing package & so much more! Awesome parking out front with an extended driveway & a wider street for multiple family vehicles or guests to park. SUNNY SOUTHWEST BACKYARD with no neighbors behind! Walking distance to all amenities, parks & schools! Easy access out of the community for the commuters! Great Value at an affordable price so book your private showing FAST as this one is going to get snatched up quickly!

Inclusions:
Property Listed By:

**Storage Shed.
Legacy Real Estate Services**

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











