



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**720 WILLOWBROOK Road #1105, Airdrie T2B2Y9**

MLS®#: **A2176420**

Area: **Willowbrook**

Listing Date: **11/08/24**

List Price: **\$425,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2003**

Lot Information

Lot Sz Ar: **1,388 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,339**  
Low Sqft:  
Ttl Sqft: **1,339**

DOM

**12**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Microwave,Portable Dishwasher,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`8" x 11`4"
4pc Bathroom	Second	5`11" x 8`4"
Bedroom	Second	9`2" x 11`2"
Walk-In Closet	Second	7`4" x 8`10"
2pc Bathroom	Main	5`2" x 6`9"
Foyer	Main	21`11" x 18`10"
Game Room	Basement	18`9" x 23`9"

Room	Level	Dimensions
Bedroom - Primary	Second	10`9" x 15`3"
4pc Ensuite bath	Second	6`0" x 8`4"
Bedroom	Second	9`2" x 12`0"
Kitchen	Main	9`2" x 11`3"
Living/Dining Room Combination	Main	10`8" x 12`11"
Storage	Basement	8`0" x 6`11"
Furnace/Utility Room	Basement	8`5" x 16`5"

**Storage**                      **Basement**                      **3`11" x 6`5"**                      Legal/Tax/Financial

Condo Fee: <b>\$394</b>	Title: <b>Leasehold</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R3</b>
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Legal Desc:                      **0311622**                      Remarks

Pub Rmks:                      **Welcome to this beautifully appointed 3 bedroom, 2.5 bathroom home, offering unbeatable value in a sought-after location. Perfect for families or savvy investors seeking rental potential, this home blends comfort, style, and practicality at an incredible price! As you enter, you'll be greeted by gorgeous maple hardwood floors and an open-concept layout with soaring 9-foot ceilings, creating an airy and inviting atmosphere. The kitchen is a chef's dream, featuring elegant maple cabinetry, black appliances, and a spacious dining area perfect for entertaining. The main floor boasts a great room with a custom-built entertainment unit, a cozy gas fireplace, and a beautifully crafted oak storage cabinet. It's the ideal space for both relaxation and entertaining. The basement offers even more living space, with a large family/TV area featuring a built-in high-quality electric fireplace and large windows that fill the room with natural light. There's also plenty of space for a pool table, making this basement perfect for games or movie nights. Plus, the basement is roughed in for an additional bathroom, allowing for easy future development. Upstairs, you'll find three generously sized bedrooms, including a spacious master suite with a 4-piece ensuite and a walk-in closet. The additional two bedrooms offer ample space for family or guests, with plenty of closet room and natural light. Enjoy the outdoors with a low-maintenance yard that backs onto a peaceful walking path, offering privacy and scenic views right from your backyard. With its thoughtful design, outstanding features, and fantastic location, this home is truly a gem at an unbeatable price. Don't miss your chance to make it yours! \*\*Contact us today to schedule a tour and experience all this incredible home has to offer!\*\***

Inclusions:                      **Window curtains and shower heads**

Property Listed By:                      **Real Broker**

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





