



THE
A-TEAM

**RE/MAX
FIRST**

55 WILLOWBROOK Crescent, Airdrie T4B 2S4

MLS®#: **A2177813**

Area: **Willowbrook**

Listing Date: **11/07/24**

List Price: **\$599,000**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2002**
Lot Information
Lot Sz Ar: **4,972 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,152**
Low Sqft:
Ttl Sqft: **1,152**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Modified Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Landscaped,Street Lighting**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`6" x 6`10"
Bedroom	Main	11`3" x 8`10"
Dining Room	Main	8`5" x 13`4"
Living Room	Main	12`2" x 11`8"
4pc Ensuite bath	Upper	4`11" x 7`6"
Bedroom	Basement	9`8" x 11`4"

Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 4`11"
Bedroom	Main	9`4" x 10`11"
Kitchen	Main	8`11" x 13`4"
Bedroom - Primary	Upper	12`10" x 12`10"
4pc Bathroom	Basement	7`4" x 4`11"
Bedroom	Basement	10`7" x 9`7"

Game Room

Basement

16`7" x 15`4"

Furnace/Utility Room
Legal/Tax/Financial

Basement

10`7" x 11`4"

Title:
Fee Simple
Legal Desc:

9912266

Zoning:
R1

Remarks

Pub Rmks:

****OPEN HOUSE Saturday Nov 23rd from 2-4pm** The 5 Bedroom + 3 FULL Bathroom HOME you've been dreaming of is now available in the peaceful, sought-after neighborhood of Willowbrook! Nestled in a serene location, 55 Willowbrook Crescent NW offers an ideal balance of tranquility and functionality. This recently updated, modified Bi-Level presents a stunning OPEN-CONCEPT living space with VAULTED CEILINGS and abundant natural light pouring in through the skylights. Modern and durable VINYL PLANK flooring flows throughout the main level, and into a spacious Living Room w/ a cozy feature Gas Fireplace! The heart of the home is the ELEGANT WHITE KITCHEN, where upgraded lighting, an expansive Kitchen Island, sleek stone countertops, and stainless steel appliances await. You'll find ample cupboard and counter space along with a pantry, all perfectly equipped for your culinary adventures. The adjoining dining area seamlessly opens onto an expansive WEST-FACING DECK that overlooks a private backyard —a perfect oasis for relaxation and gatherings. Up the stairs, the spacious Primary Suite is a true retreat, complete with a full 4-pc Ensuite w/ stone counters and a soaker tub / shower combo, and a generous WALK-IN CLOSET. Two more well-sized Bedrooms on the main floor provide ample space for family or guests, easily sharing the 4-pc Bathroom, and there's even a Linen Closet to keep things organized. The fully finished, very bright Basement boasts 9' ceilings, two additional Bedrooms with great closet space, another full 4-pc Bathroom, lower-level Laundry, and a carpeted Rec Room bright with sunshine windows - creating a versatile space for entertainment, hobbies, or extra family accommodations. To top it all off, an ATTACHED GARAGE and additional driveway parking space adds to the convenience and appeal. Located on a quiet street within walking distance to a local park and amenities, this home has everything to check off your wish list. Don't miss out on this gem, call your favorite Realtor and schedule a private viewing TODAY!**

Inclusions:
Property Listed By:

**One garage control
RE/MAX First**

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









