



THE
A-TEAM

**RE/MAX
FIRST**

155 WILLOWBROOK Drive, Airdrie T4B2W5

MLS®#: **A2179962**

Area: **Willowbrook**

Listing Date: **11/18/24**

List Price: **\$618,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2002**

Lot Information

Lot Sz Ar: **4,897 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Landscaped, Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

33
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Fire Pit, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **Built-in Features, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`2"
Foyer	Main	9`4" x 7`2"
Living Room	Main	12`6" x 12`11"
4pc Ensuite bath	Upper	5`0" x 8`2"
Bedroom	Upper	10`5" x 10`0"
2pc Bathroom	Basement	10`2" x 7`3"
Game Room	Basement	20`6" x 12`3"

Room	Level	Dimensions
Dining Room	Main	9`7" x 9`11"
Kitchen	Main	10`3" x 14`1"
4pc Bathroom	Upper	5`1" x 9`5"
Bedroom	Upper	10`7" x 10`1"
Bedroom - Primary	Upper	13`5" x 12`1"
Bedroom	Basement	10`2" x 12`11"
Furnace/Utility Room	Basement	10`9" x 3`8"

Title: **Fee Simple**
 Legal Desc: **0112730**

Zoning: **R1**

Remarks

Pub Rmks: **Live in Airdrie's most desirable & sought-after neighborhood, Willowbrook! As you enter the spacious open to below entry way, you will notice the beautiful laminate flooring throughout the main level and an abundance of natural light that spills through the home. A half bath is conveniently located near the entry, providing privacy for guests. Head into your main living area and fall in love with your newly remodelled white kitchen, with quartz countertops, stainless steel appliances and stunning backsplash. A walk-in corner pantry provides storage space along with the many cabinet drawers making organization and access a breeze! The eat at peninsula provides a subtle transition to your dining area that is centrally located and provides quick access through a sliding glass door to your amazing backyard! Adjacent to the dining area is your functional family room with gas fireplace, built-in shelving, and more bright windows! Heading upstairs, you will find a flex area currently used as a music room. To your right is the master retreat, complete with walk-in closet, ceiling fan, and 4 pc ensuite. Further down the hall you have a lovely view to the entry way below, and another 4 pc bathroom. Two spacious bedrooms, and an upper floor laundry room with storage and a beautiful window, complete the upper level. The fully developed basement features a large family room with big bright windows, a 2 piece bathroom, 4th bedroom, and storage area! Outside the home you will love the private backyard that backs onto 8th with just the golf course on the other side! Space to run around, or relax and entertain with an upper and lower deck, gas BBQ hook-up, and hot tub! A few more things to note are the new deck (2019), newer shingles (2015), hot water tank (2019), and new carpets upstairs (2020). Close to amenities and a short walk to Nose Creek Park, the community of Willow Brook is centrally located and a wonderful neighborhood to call home. There's no separate entrance to the basement, but it can be easily done at a reasonable cost as the seller has already checked with the contractor and can provide you with the contractor number. Book your showing today with your favorite Realtor!!**

Inclusions: **HOT WATER TUB AND GAS BBQ LINE**
 Property Listed By: **RE/MAX iRealty Innovations**

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









