



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**76 WILLOWBROOK Drive, Airdrie T4B 2J4**

MLS®#: **A2187226**

Area: **Willowbrook**

Listing Date: **01/21/25**

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

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,800 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Lawn**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,153**

Low Sqft:

Ttl Sqft: **1,153**

DOM

**1**

Layout

Beds: **4 (2 2 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	5`0" x 9`10"
Bedroom	Main	10`10" x 9`5"
Foyer	Main	8`6" x 7`5"
Living Room	Main	15`11" x 17`11"
4pc Bathroom	Basement	8`4" x 4`11"
Bedroom	Basement	15`4" x 12`0"

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`4"
Dining Room	Main	14`2" x 7`6"
Kitchen	Main	14`2" x 9`11"
Bedroom - Primary	Main	14`4" x 12`2"
Bedroom	Basement	10`7" x 14`8"
Game Room	Basement	23`3" x 19`11"

Furnace/Utility Room

Basement

22`0" x 12`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9912266**

Zoning:  
**R1**

Remarks

Pub Rmks: **Welcome Home, this adorable fully finished BUNGALOW is the one you have been waiting for! Offering 4 bedrooms and 3 Full bathrooms, a DOUBLE attached garage, plus a large fenced backyard, you will not be disappointed. Located in the quiet community of Willow Brook you get peacefulness with walking paths along the canal nearby, while also having the convience of shops and restaurants a short drive away. With its cute curb appeal and front porch, you will fall in love at first sight. Walk inside, you are greeted with a bright main floor with HARDWOOD flooring, a cozy corner fireplace with built in shelving. The EAT IN kitchen is a baker's dream, Stunning GRANITE counters, endless cabinets, CORNER PANTRY, and a built-in desk! The Island is massive with additional sitting space. The dining area looks on to the amazing back deck and yard, that in the spring offers so much privacy as the trees fill in! The primary bedroom easily fits a King size bed, and has a 3-piece ensuite and a walk-in closet with built-in closet organizer! There is a second bedroom and 4-piece bathroom on this floor, plus a LAUNDRY CHUTE that conveniently helps you get laundry to the basement laundry room! Downstairs there is a MASSIVE REC Room, TWO large bedrooms, a 4-piece bathroom, plus a Laundry/ storage room! You really do not want to miss the opportunity to call this one home sweet home.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Rocky View Real Estate**

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









