



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**720 WILLOWBROOK Road #504, Airdrie T4B2Y9**

MLS® #: **A2188722**

Area: **Willowbrook**

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

List Price: **\$395,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,370**  
Low Sqft:  
Ttl Sqft: **1,370**

Lot Information

Lot Sz Ar: **1,266 sqft**  
Lot Shape:

DOM

**11**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 9`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`3" x 11`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 8`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 11`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 9`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 11`5"</b>	<b>3pc Bathroom</b>	<b>Second</b>	

Legal/Tax/Financial

Condo Fee:  
**\$377**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **0311622**

Remarks

Pub Rmks: **Welcome to this charming townhome in the desirable community of Willow Brook in Airdrie! This bright and inviting home boasts a SINGLE FRONT ATTACHED GARAGE and offers a fantastic layout for modern living. Step inside and be greeted by a spacious and open-concept main floor. The kitchen is perfect for the home cook featuring its STAINLESS-STEEL APPLIANCES, ample cabinetry for storage and a convenient peninsula eating bar perfect for casual meals or entertaining. The living room is a cozy retreat, complete with a gas fireplace surrounded by built-in decorative shelving, creating a welcoming space for relaxation. Large windows flood the home with natural light, and a patio door leads to an open backyard space, great for enjoying some fresh air. The upper floor has a cozy loft area offers the perfect space for a home office or study area. You will also find three spacious bedrooms, including the primary bedroom, which features a charming bay window. The primary bedroom has direct access to a well-appointed 3pc main bathroom, complemented with an extra long vanity providing plenty of storage. An unfinished basement awaits your personal touch and includes laundry facilities, providing plenty of space for future development or storage. Willow Brook is an active, family friendly community with easy access to the beautiful Nose Creek River, walking, running, and biking paths and nearby parks. Conveniently located to close to shopping, dining, and entertainment options, this home truly offers the best of both comfort and convenience. Don't miss your chance to make this delightful townhome your new home in Willow Brook!**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Benchmark**

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







