



**48 Willow Green SW  
Airdrie, Alberta**

**MLS # A2312471**



**\$659,900**

<b>Division:</b>	Wildflower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

**BUILT-IN INCOME POTENTIAL** .Welcome to this bright 4-bedroom, 3.5-bathroom home, well-designed for modern living and practical homeownership. Featuring durable, low-maintenance Hardie board siding, this property offers excellent curb appeal. ( Some images Virtually staged ) The main level offers a bright, open-concept layout that functions perfectly for daily life and entertaining. Downstairs, the "sunshine" basement features large windows that bring in plenty of natural light. This fully legal suite includes its own private side entrance, making it an ideal setup for rental income, guests, or multi-generational living. Located in a growing community, residents can already enjoy the completed pickleball courts and playground. Future neighborhood amenities are planned to include a central hub with a pool, hot tub, sports courts, and fire pits. This is an excellent opportunity to own a beautiful home with built-in income potential in a forward-thinking community.