



40 Willow Green SW
Airdrie, Alberta

MLS # A2322427



\$674,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,963 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning farmhouse-inspired single-family home in the highly sought-after community of Wildflower, one of Airdrie's most family-friendly neighbourhoods. Offering nearly 2,000 sq. ft. of thoughtfully designed living space, this beautiful home features 3 bedrooms, 2.5 bathrooms, a bonus family room, an attached double garage, and sits on a desirable 36' wide lot with sunshine basement windows. The main floor showcases an open-concept layout designed for modern living, featuring a stylish kitchen, spacious dining area, inviting living room highlighted by a gorgeous feature wall, convenient 2-piece bathroom, and a functional mudroom with direct access to the garage. Upstairs, you'll find a spacious primary retreat complete with a luxurious 5-piece ensuite and walk-in closet. Two additional generously sized bedrooms, a full 4-piece bathroom, upper-floor laundry, and a front-facing bonus room provide plenty of space for growing families. Outside, enjoy a fully fenced and landscaped backyard featuring a large deck, perfect for summer BBQs, entertaining guests, or simply relaxing outdoors. Living in Wildflower means enjoying an active and connected lifestyle with amenities just steps away, including pickleball and basketball courts, a bike pump track, playgrounds, scenic walking paths, and a beautiful pond. Residents will also benefit from exciting future community amenities planned for the neighbourhood, including an outdoor pool, hot tub, and wellness-focused facilities. Conveniently located near schools, shopping, and major routes including Yankee Valley Boulevard and Veterans Boulevard, commuting throughout Airdrie or into Calgary is effortless. To top it all off, durable Hardie Board siding provides added peace of mind and protection from Alberta's unpredictable weather. Don't miss your opportunity to own in one of Airdrie's fastest-growing communities. Book

your private showing today!