



GRASSROOTS
REALTY GROUP

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84 Willowbrook Crescent NW
Airdrie, Alberta

MLS # A2328375



\$629,900

Division:	Willowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, We		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)		
Inclusions:	None		

Lovingly maintained and thoughtfully designed, this fully finished two storey home offers over 2,800 sq. ft. of developed living space with 4 bedrooms, 3.5 bathrooms, central A/C, a natural gas heated two car garage, and an oversized pie lot backing onto tranquil ponds and walking pathways. Step inside to a spacious front foyer where French doors open to a dedicated home office overlooking the front porch, an ideal space for those who work from home. At the heart of the home, the open-concept kitchen, dining, and living areas are designed to keep everyone connected. Rich hardwood flooring flows through the bright living room, anchored by a cozy corner gas fireplace and large rear windows framing views of the backyard. The kitchen offers abundant cabinetry and prep space, complete with granite countertops, a large central island with breakfast bar seating, and a seamless connection to the dining area. Flooded with natural light, the dining space opens directly onto the expansive rear deck, creating the perfect setup for summer BBQs and outdoor entertaining. An oversized half bath/laundry room combo is tucked away near the entry door from the garage for added convenience. Upstairs, a spectacular bonus room welcomes you with vaulted ceilings and an oversized south-facing window that fills the space with sunshine. The spacious primary suite enjoys peaceful views of the wetlands and features a walk-in closet and private ensuite. Two additional bedrooms are thoughtfully positioned around an additional full bathroom, creating an ideal layout for families. The fully finished basement extends the living space with a large recreation room, convenient kitchenette, full bathroom, and dedicated storage room offering excellent flexibility for guests, teenagers, or multi-generational living. Outside, the oversized pie-shaped lot provides space that's rarely found.

Enjoy a large deck, expansive lawn, and a generous gravel side yard complete with a large storage shed and plenty of room for raised garden beds or additional outdoor storage. Step through the back gate to access the community pathway system and scenic wetlands, creating a beautiful backdrop for daily walks and evening sunsets. The heated double attached garage provides a safe haven to keep vehicles out of the elements while offering additional storage for all your seasonal gear. The exterior of the home was completely redone in 2017 including the siding, roof and eavestroughs providing peace of mind and longevity. Beyond the home itself, Willowbrook is a community you'll love coming home to. Mature trees, peaceful pathways, nearby ponds, and excellent recreational amenities create an inviting atmosphere, while schools, shopping, restaurants, Genesis Place, and major commuter routes are all just minutes away.