



GRASSROOTS
REALTY GROUP

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202 Willowbrook Close NW
Airdrie, Alberta

MLS # A2331814



\$450,000

Division:	Willowbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,072 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Oversized, Single Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Level, No		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: N/A

Backing directly onto Nose Creek and the pathway system with no neighbours behind, this fully finished home offers nearly 2,000 square feet of functional living space in one of the area's most private settings. Mature trees, open green space, and direct pathway access create a lifestyle that's difficult to find at this price point. Inside, the main floor is bright and practical, featuring durable flooring throughout, a spacious front living room, generous dining area, and a crisp white kitchen with ****all new appliances****, abundant cabinet storage, and an open layout that keeps everyday living connected. The split-level design minimizes stairs between the main living areas, creating a layout that's both comfortable and functional. Upstairs, you'll find three bedrooms, including a spacious primary retreat with a walk in closet and private ensuite. ****Every toilet in the home has been replaced****, while the additional bedrooms offer flexibility for children, guests, or a home office. The fully developed basement expands the living space with a large family room, fourth bedroom, recently updated full bathroom, and plenty of room for a gym, media room, or play area. Outside, the backyard is the true highlight. Backing directly onto Nose Creek and the pathway network, it offers a level of privacy and openness that's rarely found. A ****new deck with enclosed storage****, maintenance free ****rubber paving****, mature trees, and a fire pit area create an inviting outdoor space for relaxing or entertaining. For added peace of mind, the home is also equipped with a ****LeafFilter gutter protection system backed by a lifetime transferable warranty****, reducing exterior maintenance for years to come. The oversized garage provides exceptional storage, while the loft above is ideal for a workshop, studio, hobby room, or creative space. Located just steps from Willowbrook Pond, parks, playgrounds,

schools, shopping, and major commuter routes, this home delivers an exceptional blend of privacy, functionality, and location.