



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1204, 720 Willowbrook Road NW
Airdrie, Alberta

MLS # A2347982



\$379,999

Division:	Willowbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Greenbelt, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RT-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Ceiling Fans, All Window Coverings, Garage Opener + Remote

BACKING ONTO EXPANSIVE GREENSPACE | BRAND NEW WINDOWS & EXTERIOR DOORS | NEW LUXURY VINYL PLANK FLOORING | NEW QUARTZ COUNTERTOPS | FULLY FINISHED BASEMENT. Welcome to 1204-720 Willowbrook Rd NW. This beautifully updated home offers the perfect combination of modern upgrades and an unbeatable location. Backing onto a beautiful greenspace with mature trees and no immediate rear neighbours, you'll love the peaceful views from your west-facing deck while enjoying sunsets, BBQs, or watching the kids play just steps from home. Inside, the bright and open main floor has been thoughtfully refreshed with new luxury vinyl plank flooring, stunning quartz countertops, and a functional kitchen featuring stainless steel appliances, ample cabinetry, and a breakfast bar overlooking the living and dining areas. Large windows flood the home with natural light while showcasing the incredible outdoor setting. Upstairs offers three generous bedrooms, including a spacious primary retreat with ensuite, plus a versatile office nook that's perfect for working from home, studying, or a kids' homework station. The fully finished basement adds exceptional living space with a large recreation room, full 4-piece bathroom, and dedicated laundry area. Adding even more value are the updated TRIPLE PANE windows and exterior doors (2024), providing improved energy efficiency, comfort, and peace of mind for years to come. Located in a fantastic family-friendly neighbourhood close to schools, parks, walking paths, shopping, restaurants, Superstore, and everyday amenities, this move-in-ready home truly checks all the boxes. Call today to view!