

**155 Willowbrook Drive NW**  
**Airdrie, Alberta**

**MLS # A2179962**



**\$618,999**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** HOT WATER TUB AND GAS BBQ LINE

Live in Airdrie's most desirable & sought-after neighborhood, Willowbrook! As you enter the spacious open to below entry way, you will notice the beautiful laminate flooring throughout the main level and an abundance of natural light that spills through the home. A half bath is conveniently located near the entry, providing privacy for guests. Head into your main living area and fall in love with your newly remodelled white kitchen, with quartz countertops, stainless steel appliances and stunning backsplash. A walk-in corner pantry provides storage space along with the many cabinet drawers making organization and access a breeze! The eat at peninsula provides a subtle transition to your dining area that is centrally located and provides quick access through a sliding glass door to your amazing backyard! Adjacent to the dining area is your functional family room with gas fireplace, built-in shelving, and more bright windows! Heading upstairs, you will find a flex area currently used as a music room. To your right is the master retreat, complete with walk-in closet, ceiling fan, and 4 pc ensuite. Further down the hall you have a lovely view to the entry way below, and another 4 pc bathroom. Two spacious bedrooms, and an upper floor laundry room with storage and a beautiful window, complete the upper level. The fully developed basement features a large family room with big bright windows, a 2 piece bathroom, 4th bedroom, and storage area! Outside the home you will love the private backyard that backs onto 8th with just the golf course on the other side! Space to run around, or relax and entertain with an upper and lower deck, gas BBQ hook-up, and hot tub! A few more things to note are the new deck (2019), newer shingles (2015), hot water tank (2019), and new carpets upstairs (2020). Close to amenities and a short walk to Nose Creek Park, the community of Willow Brook is

centrally located and a wonderful neighborhood to call home. There's no separate entrance to the basement, but it can be easily done at a reasonable cost as the seller has already checked with the contractor and can provide you with the contractor number. Book your showing today with your favorite Realtor!!