

# \$359,000 - 702, 720 Willowbrook Road Nw, Airdrie

MLS® #A2236926

**\$359,000**

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Single Family on 0.03 Acres

Willowbrook, Airdrie, Alberta

This well-maintained 2-storey townhouse offers over 1,200 sq ft of thoughtfully designed living space in a sought-after complex in the small community of Willowbrook. One of the first things youâ€™ll notice when entering this community is its unique sense of PRIVACYâ€”it's not connected to surrounding neighbourhoods, so traffic is minimal and primarily limited to residents and their guests. Inside, youâ€™ll find a bright and open layout with large windows, BRAND NEW CARPET in the Living Room, modern neutral tones, and a custom BUILT-IN WALL UNIT surrounding a cozy GAS FIREPLACE in the spacious living room. Patio doors lead directly from the living room to the outdoor space, making it easy to enjoy a sunny afternoon or step out for some fresh air. The kitchen offers more than just functionâ€”it features AMPLE CABINETRY, full-sized appliances, and a breakfast bar, making it feel far more spacious than the average apartment-style layout. The dedicated dining area offers a comfortable space for hosting family dinners or gathering with friends for game nights. Upstairs, youâ€™ll find three generously sized bedrooms, including a bright and spacious primary suite featuring direct access to the shared 4-piece bathroom through a convenient Jack-and-Jill layout. The walk-in closet offers more storage than you might expect, providing both functionality and convenience. Completing the upper level is a versatile LOFT-STYLE NOOK, ideal for a home office,



study area, or dedicated space for hobbies and entertainment. The unfinished basement includes laundry, rough-in plumbing for a future bathroom, a WATER SOFTENER and plenty of room to develop an additional bedroom, living space and storage. Parking is easy and convenient with an ATTACHED SINGLE GARAGE plus a FULL DRIVEWAY padâ€”room for two vehicles with no need to rely on street parking. Enjoy the lifestyle that comes with being steps from Airdrieâ€™s expansive pathway system, nearby playgrounds, BMX Park, shopping, and diningâ€”all within walking distance. This home delivers on value, comfort, and locationâ€”ideal for first-time buyers, downsizers, or savvy investors. Donâ€™t miss your opportunity to get into a well-cared-for home in one of Airdrieâ€™s most convenient and quiet communities. (id:6289)

Built in 2003

**Essential Information**

|                |                    |
|----------------|--------------------|
| Listing #      | A2236926           |
| Price          | \$359,000          |
| Bedrooms       | 3                  |
| Bathrooms      | 2.00               |
| Half Baths     | 1                  |
| Square Footage | 1,242              |
| Acres          | 0.03               |
| Year Built     | 2003               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 702, 720 Willowbrook Road Nw |
| Subdivision | Willowbrook                  |
| City        | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B2Y9                       |

## Amenities

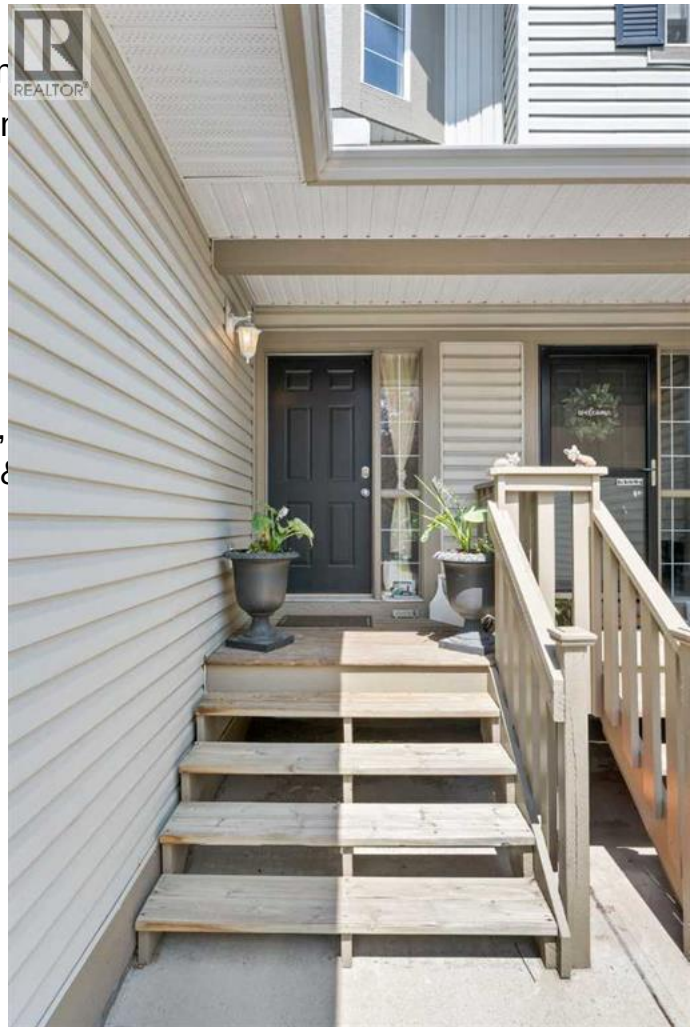
|                |                               |
|----------------|-------------------------------|
| Amenities      | Golf Course, Park, Playground |
| Features       | No neighbours behind, Parking |
| Parking Spaces | 2                             |
| Parking        | Attached Garage, Street       |
| # of Garages   | 1                             |

## Interior

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Appliances      | Refrigerator, Water softener, Window Coverings, Washer & |
| Heating         | Forced air                                               |
| Cooling         | None                                                     |
| Fireplace       | Yes                                                      |
| # of Fireplaces | 1                                                        |
| # of Stories    | 2                                                        |

## Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Vinyl siding    |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |



## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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