# \$575,000 - 31 Willowbrook Gate Nw, Airdrie

MLS® #A2212428

# \$575,000

4 Bedroom, 3.00 Bathroom, 1,443 sqft Residential on 0.11 Acres

Willowbrook, Airdrie, Alberta

Welcome to OVER 2000SF of living space in the established community of Willowbrook! As you step inside, you're greeted by a large front entryway and bright flex space with big BAY WINDOWS. Moving through to the kitchen, you'll find plenty of cabinet and counter space, with enough room to comfortably fit your dining table. The kitchen overlooks a large living area that's flooded with light from the SOUTH-FACING windows and just off to the side, you've got access to the back deck. Around the corner, you have a half bathroom and laundry. Moving upstairs, in the Primary bedroom you'll find a walk-in closet and 4-PIECE ENSUITE, and in the rest of this level you'll find good-sized 2ND and 3RD bedrooms, and another full 4-PIECE bathroom. Downstairs, you'll enter into a HUGE bonus room and also find a 4TH bedroom. Outside, you have a MASSIVE South-facing backyard, with a large deck that leads down to a concrete patio, a separate dog run, and vehicle access from the fence. Steps from Airdrie's pathway network, close to the golf course, schools, and shopping. And very quick access to highway #2.







Built in 1998

### **Essential Information**

MLS® # A2212428 Price \$575,000 Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,443

Acres 0.11

Year Built 1998

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 31 Willowbrook Gate Nw

Subdivision Willowbrook

City Airdrie

County Airdrie

Province Alberta

Postal Code T4B 2J9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Concrete Driveway, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Dog Run

Lot Description Corner Lot, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 17th, 2025

Days on Market 17
Zoning R1

# **Listing Details**

Listing Office Real Broker

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