

# **\$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

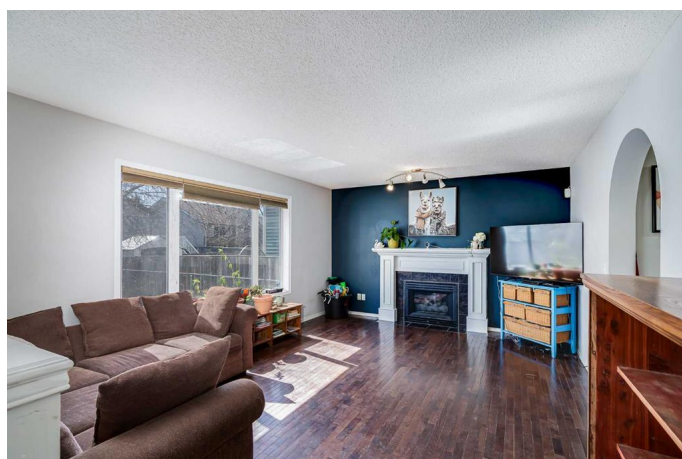
Welcome to OVER 2000SF of living space in the established community of Willowbrook! As you step inside, you're greeted by a large front entryway and bright flex space with big BAY WINDOWS. Moving through to the kitchen, you'll find plenty of cabinet and counter space, with enough room to comfortably 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	Concrete Driveway, Double Garage Attached, 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	Treed, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	12
Zoning	R1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.