

# \$684,900 - 36 Willowbrook Crescent Nw, Airdrie

MLS® #A2198721

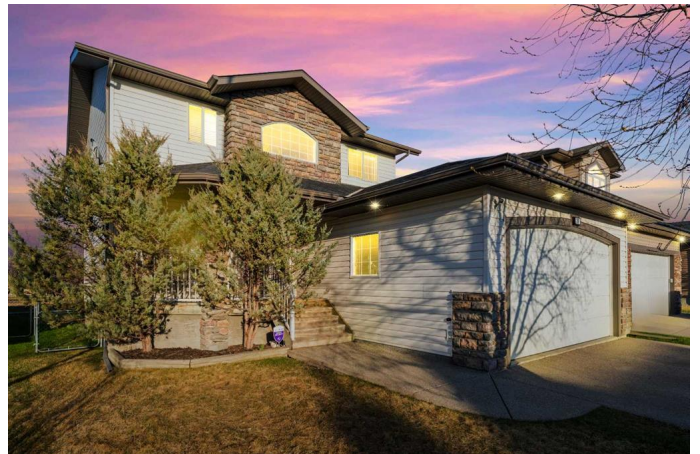
**\$684,900**

4 Bedroom, 4.00 Bathroom, 1,734 sqft

Residential on 0.11 Acres

Willowbrook, Airdrie, Alberta

\*\*\*WELCOME HOME\*\*\* THIS  
â€˜MUST-SEEâ€™™ EXQUISITELY  
RENOVATED HOME IS TRULY A WORK OF  
ART. Looks, smells & feels BRAND NEW &  
Nearly NO EXPENSE SPARED in the creation  
of this FULLY DEVELOPED 2 Story, nestled  
on an OVERSIZED LOT on a QUIET street &  
BACKING DIRECTLY onto the PARK, POND,  
PLAYGROUND & NOSE CREEK Pathways.  
This is the CROWN JEWEL of the peaceful &  
coveted neighbourhood of Willowbrook!  
Boasting nearly 2700ft over 3 levels, the main  
floor showcases a thoughtfully designed  
OPEN CONCEPT layout enhanced by a 17ft  
Grand entrance + 9ft ceilings, RICH Original  
HARDWOOD Flooring & Large WINDOWS  
allowing the Natural Light to cascade  
throughout! Ideal for entertaining and  
everyday living, the light-filled main level flows  
seamlessly from the Living Room with Gas  
Fireplace Feature Wall, through the Dining  
Area & Beautifully RENOVATED Gourmet  
CHEFâ€™S KITCHEN featuring STONE  
Counters with Arched Eat-Up Bar & NEWER  
Appliances, providing an expansive & inviting  
space, perfect for entertaining Family &  
Friends! Completing this level is a Den/Office  
(or additional future 5th Bedroom) & Powder  
Room. Heading upstairs, your SPACIOUS  
Master Retreat features a Large WALK-IN  
Closet & Full Private ENSUITE. Rounding off  
this level are 2 more generously sized  
Bedrooms & another Full Bath. Your FULLY  
DEVELOPED Lower Level offers an



abundance of Natural Light & features a Spacious FAMILY/THEATRE ROOM, Large GAMES/REC Area, 4th Bedroom, Full Bath & Plenty of Storage Space! Step outside into your EXPANSIVE outdoor space, where you can BBQ (with natural GAS LINE) & Entertain Friends & Family, Relax on the Large Deck, or take a stroll along the PATHWAYS & to the Park & Playground just steps from your back gate! Your Beautifully Landscaped Backyard also includes 2 SHEDS & DOG RUN! Your Attached DOUBLE Garage is FULLY FINISHED, HEATED & WIRED 220V - providing ample room for your vehicles and extra storage space! This STUNNING home features MANY RECENT UPGRADES, including NEW FURNACE & Newer HW TANK, APPLIANCES, LED Lighting, Water Softener, A/C, Central Vac, Underground SPRINKLER SYSTEM & MORE! Loved for its natural BEAUTY & access to numerous Amenities, Willowbrook is surrounded by GREEN SPACES, Walking Paths, Parks, Playgrounds & Schools, providing ample OPPORTUNITIES for YEAR-ROUND Recreation & MORE! Simply MOVE IN & start making new memories with your Family in this GORGEOUS TURN-KEY Home!

Built in 2002

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2198721  |
| Price          | \$684,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,734     |
| Acres          | 0.11      |
| Year Built     | 2002      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 36 Willowbrook Crescent Nw |
| Subdivision | Willowbrook                |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 2S4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Stone Counters, See Remarks                                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Range Hood, Stove(s), Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                                |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                         |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, BBQ gas line, Other                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Rectangular Lot, Lake, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 3                |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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