

# \$588,888 - 47 Willowbrook Drive Nw, Airdrie

MLS® #A2257060

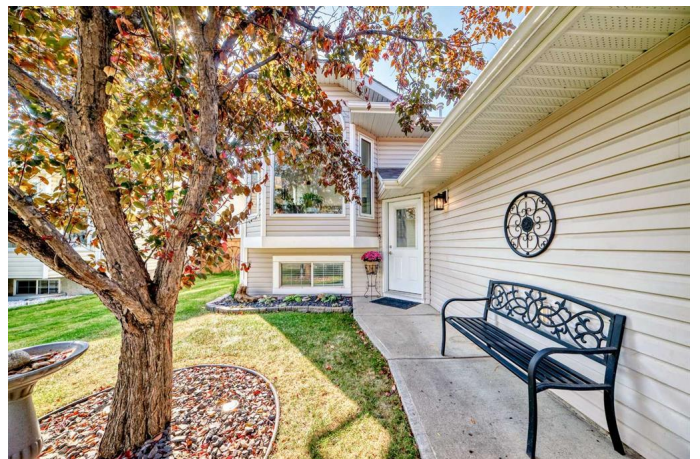
**\$588,888**

5 Bedroom, 3.00 Bathroom, 1,158 sqft

Residential on 0.11 Acres

Willowbrook, Airdrie, Alberta

Welcome to the very desirable community of Willowbrook, with plenty of mature trees and a convenient location, within a 10-12 minute drive to anywhere in town. Walking distance to many amenities - Sobeys, drugstore, chiropractor, family doctor, dentist, etc. A Walking path is very nearby as well. This beautiful, FULLY UPDATED Bi-level home has so much to offer! The Main living area, with its VAULTED CEILINGS welcomes you with wide open, spaciousness across the Kitchen and Living Room area! The Kitchen has been FULLY renovated with a very attractive "butcher block" Island, soft-close cabinetry and pot drawers, Corian Countertops, newer backsplash, and all new appliances (except for fridge). Patio Doors lead to a SUNNY, SOUTH-facing, TREED backyard offering nice privacy. A NEW, fully fenced backyard makes this a lovely space to spend time in. The Living Room is a nice size, with a New BAY window and New Luxury Vinyl Plank flooring throughout the entire home (tile in 2 bathrooms). There were originally FIVE Bedrooms and 2 of the main floor bedrooms have been converted into one, with a pass-through so the other side can be used as an office, a nursery, or craft room (could be converted back to separate rooms). The PRIMARY Bedroom is a great size with 2 NEW windows and a 3-piece ENSUITE. The lower level has a large recreation room with a Stone Surround, GAS Fireplace, 2 more well sized bedrooms, one with a 3-piece ENSUITE.



A large MECHANICAL/LAUNDRY room, with plenty of storage space complete this level. UPDATES within the last 3 years INCLUDE: All New LVP FLOORING, PAINTED Ceilings, Walls & Baseboards, 7 New WINDOWS on Main level, New FRONT Door with built-in micro-blinds for more light, plus new INTERIOR and CLOSET Doors, All new LIGHTING plus energy efficient lighting in halls and bedrooms saves you money, New WASHER & DRYER, New FURNACE and HOT WATER TANK, Updated Main floor full BATHROOM, Fully RE-MODELLED 3-piece bathroom on lower level, all New BLINDS, New FENCE. Call your favorite Realtor to view this home today!

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257060    |
| Price          | \$588,888   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,158       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 47 Willowbrook Drive Nw |
| Subdivision | Willowbrook             |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 2J5                 |

## Amenities

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

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | Central Air                                                                       |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Gas                                                                               |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Other                                                |
| Lot Description   | Back Yard, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt                                              |
| Construction      | Brick, Vinyl Siding, Wood Frame                      |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2025 |
| Days on Market | 2                    |
| Zoning         | R1                   |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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