



**20 Willow Brook Crescent NW
Airdrie, Alberta**

MLS # A2284649

\$579,999



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|------------------|--|---------------|-------------------|
| Division: | Willowbrook | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,201 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Pantry, Skylight(s), Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

Hello, Gorgeous! Located in the established community of Willow Brook, this fully developed bi-level home offers 4 bedrooms, 3 bathrooms, and approximately 1201 SQFT of above-grade living space. The main level features a bright, open layout with vaulted ceilings, updated flooring in the entryway and stairs, and a welcoming living space enhanced by a new triple-pane window. The kitchen and dining areas connect seamlessly, making the home well suited for everyday living and entertaining. The primary bedroom, complete with a walk-in closet and ensuite, is privately located above the garage, while two additional bedrooms and a full bathroom are located on the main level. The fully developed basement includes a fourth bedroom, full bathroom, and a large recreation space offering excellent flexibility for guests, teens, or a home office. Significant recent upgrades include a new furnace, new air conditioner, new hot water tank, new water softener, new washer and dryer, new refrigerator, new garage door opener, updated lighting, and refreshed paint. Outdoor improvements include a newly rebuilt deck with privacy screen, upgraded railings and stairs, and new fencing on the south-facing side. The deck door has been upgraded to a triple-pane French door, improving both energy efficiency and indoor-outdoor flow. Conveniently located near schools, parks, pathways, shopping, and major commuter routes, this home offers a strong combination of comfort, functionality, and long-term value in a mature Airdrie neighbourhood.