

20 Willow Brook Crescent NW  
Airdrie, Alberta

MLS # A2284649



## \$579,999

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

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Forced Air, Natural Gas  |
| <b>Floors:</b>     | Laminate   |
| <b>Roof:</b>       | Asphalt Shingle  |
| <b>Basement:</b>   | Partial  |
| <b>Exterior:</b>   | Wood Frame   |
| <b>Foundation:</b> | Poured Concrete  |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Pantry, Skylight(s), Vaulted Ceiling(s) |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**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.