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48 Willow Green SW
Airdrie, Alberta

MLS # A2305968

$669,900

Division:	Wildflower		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,670 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Separate Entrance		

Inclusions: Basement Appliances

Welcome to this bright 4-bedroom, 3.5-bathroom home, perfectly designed for modern living and savvy homeownership. With low-maintenance Hardie board siding, this home offers fantastic curb appeal. The main level features a sunny, open-concept layout that’s perfect for daily life. Downstairs, the "sunshine" basement lives up to its name with large windows that flood the space with light. This fully legal suite, complete with its own private side entrance, is the perfect setup for a rental opportunity, guests, or multi-generational living. Located in a vibrant, growing community, you can already enjoy the completed pickleball courts and playground. Future HOA amenities are set to include a central hub with a pool, hot tub, sports courts, and fire pits, creating a true resort-style atmosphere right at home. This is an incredible opportunity to own a beautiful home with built-in income potential in a neighborhood designed for the future.

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