

48 Willow Green SW
Airdrie, Alberta

MLS # A2312471



\$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: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

****OPEN HOUSE SAT MAY 23rd 1pm to 3pm**BUILT-IN INCOME POTENTIAL** .Welcome to this bright 4-bedroom, 3.5-bathroom home, well-designed for modern living and practical homeownership. Featuring durable, low-maintenance Hardie board siding, this property offers excellent curb appeal. The main level offers a bright, open-concept layout that functions perfectly for daily life and entertaining. Downstairs, the "sunshine" basement features large windows that bring in plenty of natural light. This fully legal suite includes its own private side entrance, making it an ideal setup for rental income, guests, or multi-generational living. Located in a growing community, residents can already enjoy the completed pickleball courts and playground. Future neighborhood amenities are planned to include a central hub with a pool, hot tub, sports courts, and fire pits. This is an excellent opportunity to own a beautiful home with built-in income potential in a forward-thinking community.