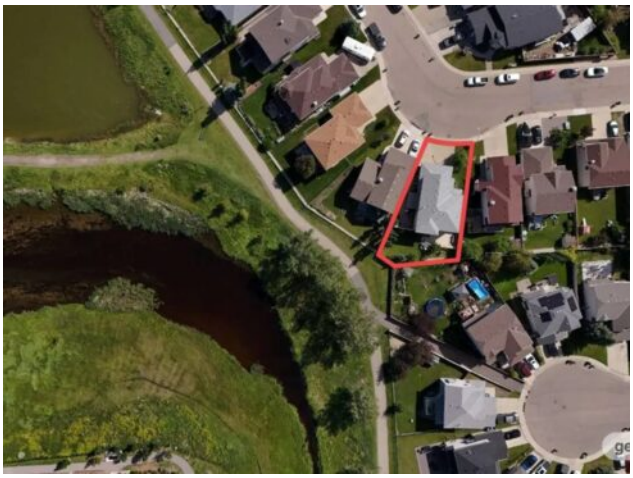
587-899-3773
justin@realtyaces.ca

84 Willowbrook Crescent NW Airdrie, Alberta

MLS # A2349439



$599,900

Division:	Willowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, We		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: None

Backing onto tranquil ponds and scenic walking pathways, this exceptional Willowbrook home offers the kind of setting that is becoming increasingly difficult to find. Situated on an oversized pie-shaped lot, this fully finished two storey home provides over 2,800 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, central A/C and a heated double attached garage. Inside, the spacious front foyer immediately sets the tone, with French doors opening to a dedicated home office overlooking the front porch. The main living area is designed around connection, with the kitchen, dining and living spaces flowing seamlessly together. Rich hardwood flooring, large rear windows and a cozy corner gas fireplace create a warm and inviting living room, while the windows overlook the expansive backyard. The kitchen is both functional and ideal for entertaining, offering abundant cabinetry, generous counter space, granite countertops and a large island with breakfast bar seating. The bright dining area opens directly onto the oversized rear deck, making indoor-to-outdoor entertaining effortless during the warmer months. A large half bathroom/laundry room is conveniently located near the garage entry. Upstairs, the vaulted bonus room is a standout space, highlighted by an oversized south-facing window that floods the room with sunshine. The spacious primary suite overlooks the wetlands and features a walk-in closet and private ensuite with jetted tub. Two additional bedrooms and a full bathroom complete the upper level. The fully finished basement adds another layer of versatility, with a large recreation room, kitchenette, full bathroom and substantial mechanical/storage room. A new hot water tank was installed in 2025. Whether used for movie nights, teenagers, guests or extended family, the lower level offers plenty of possibilities. The backyard is where

this property truly separates itself. The oversized pie lot provides an expansive lawn, large deck and generous gravel side yard with a substantial storage shed and room for raised garden beds or additional storage. A gate at the rear provides direct access to the community pathways and wetlands, putting nature right outside your door. The natural gas heated double garage keeps vehicles and gear protected year-round. Major exterior updates were completed in 2017, including siding, roof and eavestroughs. Willowbrook is a community you'll be proud to call home, with mature landscaping, peaceful pathways, nearby ponds and excellent recreational amenities. Schools, shopping, restaurants, Genesis Place and major commuter routes are all conveniently close. This is one you'll want to experience in person and the interior and aerial video tours are well worth watching to fully appreciate the home, lot and surrounding setting.

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