

# \$684,900 - 316 Willowbrook Close Nw, Airdrie

MLS® #A2264468

**\$684,900**

5 Bedroom, 4.00 Bathroom, 1,899 sqft  
Residential on 0.10 Acres

Willowbrook, Airdrie, Alberta

Welcome to this cozy 5-bedroom, 3.5-bathroom property tucked away on a quiet cul-de-sac, offering the perfect balance of space, function, and modern comfort.

This front-attached heated garage home has standout curb appeal and a layout that's ideal for families of all sizes.

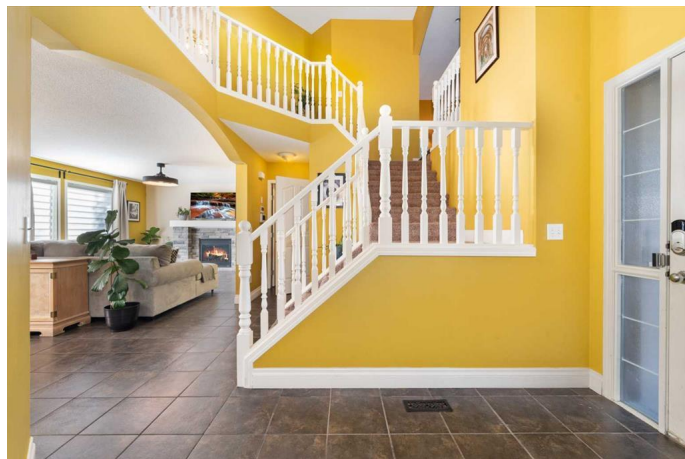
Step inside and you'll be greeted by a bright, open-concept main floor featuring a spacious living and dining area, a kitchen with plenty of cabinetry and prep space, and a dedicated main floor office, perfect for working from home or managing family life.

Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a full ensuite and walk-in closet. The second level also includes a spacious bonus room, ideal as a media space, playroom, or additional lounge for the family.

The fully developed basement offers two additional bedrooms, a full bathroom, and a large, comfortable living area — great for guests, older kids, or extended family.

This home offers over 2700 sqft of beautifully finished living space, all set in a family-friendly cul-de-sac close to parks, schools, and amenities.

If you're looking for a move-in-ready home with room to grow,



work, and relax – this one checks all the boxes.

Schedule  
your private showing today – homes like this  
don’t last long!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264468    |
| Price          | \$684,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,899       |
| Acres          | 0.10        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 316 Willowbrook Close Nw |
| Subdivision | Willowbrook              |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 2S5                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |
|-------------------|--------------------------------------------------------------------|

|                 |                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air                                                                                                |
| Cooling         | None                                                                                                      |
| Fireplace       | Yes                                                                                                       |
| # of Fireplaces | 1                                                                                                         |
| Fireplaces      | Gas                                                                                                       |
| Has Basement    | Yes                                                                                                       |
| Basement        | Full                                                                                                      |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Cul-De-Sac    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 25                 |
| Zoning         | R1                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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