

**2315, 700 Willowbrook Road NW**  
**Airdrie, Alberta****MLS # A2269609****\$218,800**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 682
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** NA

Welcome to this sprawling and stylish condo in the desirable Crown Shores complex &mdash; offering exceptional value with over 900 square feet of bright, open living space. This unique home is far from the typical &ldquo;cookie-cutter&rdquo; layout, featuring an inviting and functional one-bedroom plus den design. The spacious den easily serves as a second bedroom, guest room, or home office, making it perfect for flexible living. The open-concept main area is highlighted by laminate flooring with in-floor heating&mdash;no bulky registers here&mdash;and hot water on demand powered by a new boiler system, ensuring year-round comfort and efficiency. The large balcony provides plenty of room for outdoor seating or a cozy patio setup, ideal for relaxing or entertaining. The primary bedroom includes a full ensuite bathroom and generous closet space, while a second full washroom adds extra convenience for guests. You&rsquo;ll also enjoy in-suite laundry, a titled underground parking stall, and peace of mind knowing the building has a healthy reserve fund. Crown Shores is known for its quiet, well-maintained environment and excellent location close to shopping, parks, and amenities. This condo truly combines great value, smart design, and comfort in one appealing package&mdash;perfect for first-time buyers, downsizers, or investors alike.