



GRASSROOTS
REALTY GROUP

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**1401, 1086 Williamstown Boulevard NW
Airdrie, Alberta**

MLS # A2323343



\$535,000

Division:	Williamstown		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,628 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Call Wendy for details

Here it is! A FABULOUS PROPERTY and RARE OPPORTUNITY to own a STUNNING WALK-OUT Townhouse OVERLOOKING THE ENVIRONMENTAL RESERVE in the highly sought-after Community of Williamstown in Airdrie! This Beautiful, Immaculate and SPACIOUS Home showcases over 2400 sq ft of living space, exquisite finishings throughout, 9ft ceilings AND as you step into this home you will be immediately awed by the Gorgeous Views of the Environmental Reserve! You can enjoy the views from your Deck, the Living Room, the dining room and the Kitchen, where you will be able to watch Deer, the resident Heron, and all the other wildlife that live here in the grasses and Nose Creek. This home features a Main Floor Living Room with Gas Fireplace, a generous sized Kitchen with GRANITE Countertops, Built in Pantry, an abundance of Cabinetry, a Large Island great for entertaining, a Dining area that showcases a Large Window, and a powder room. The second level features the Primary Bedroom that overlooks the Environmental Reserve, and boasts a spa-like 5 pc Ensuite with Soaker Tub, Glass Shower, Dual Sinks and a dream Walk-in Closet. 2nd bedroom is also generous with a 4-pc bath adjacent to it and a bonus room that separates the two bedrooms for privacy. Ideal upper stairs laundry completes this level. Equally as impressive the Walk-out Lower Level is Fully Finished with a large Recreation Room, 2 pc bathroom, French Doors that lead you to a second outdoor living area with a Fully Fenced Backyard where you have direct access onto the walking and biking pathways! This Beautiful Townhome is also AIR CONDITIONED and features a double garage with extra storage! Two blocks to the Herons Crossing K-8 School, Playground and transportation, 5 minutes to the Golf Course and Shopping Amenities, and only minutes to

major roadways creates a lifestyle of ease and enjoyment. Just imagine yourself enjoying your morning coffee on the east facing deck or a glass of wine while taking in the serenity of the quiet nights overlooking the Greenspace. This is truly a Special property to call your new home. Book your showing right away this will sell quickly. "Pets are permitted with Board Approval".