



**GRASSROOTS**  
REALTY GROUP

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506, 280 Williamstown Close NW  
Airdrie, Alberta

MLS # A2323513



**\$414,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Williamstown           |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | 3 (or more) Storey     |        |                   |
| Size:     | 1,707 sq.ft.           | Age:   | 2014 (12 yrs old) |
| Beds:     | 3                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.04 Acre              |        |                   |
| Lot Feat: | Back Lane, Corner Lot  |        |                   |

|             |                                                                                                                                                      |            |        |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                                                              | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                            | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                      | Condo Fee: | \$ 411 |
| Basement:   | None                                                                                                                                                 | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                             | Zoning:    | R2-T   |
| Foundation: | Poured Concrete                                                                                                                                      | Utilities: | -      |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                                                  |            |        |

END UNIT - 3+1 BED / 4BATH - 1,707 SQFT - EXTRA STREET PARKING - DOUBBLE ATTACHED GARAGE - A/C. Stunning End Unit Townhome in the Gateway at Williamstown, located in the sought-after Williamstown Community close to schools, parks, and playgrounds, this amazing unit offers modern living with ample parking, featuring a double attached garage and additional covered parking pad for two more cars, with a premium street-facing location for additional street parking! Upon entering, you'll discover a versatile flex room that can easily be used as a 4th bedroom, perfect for guests or family, with a full 3-piece bathroom, with a stand-up glass shower, conveniently located on this level, along with ample storage and access to the double attached garage. The second level boasts a chef's kitchen with an oversized quartz center island that comfortably seats four, complemented by top-tier stainless steel appliances. The bright living room features an electric fireplace and sliding glass doors that open to a private deck with a natural gas hookup&mdash;ideal for outdoor dining and relaxation, and a spacious eating area with large windows allowing an abundance of natural light. A 2pce powder room adds convenience on this level. On the upper level, sits an expansive primary suite, offering a luxurious ensuite with stylish quartz countertops, double sinks, a large glass shower, and a walk-in closet. This level also includes two additional spacious bedrooms, sharing another full bathroom, plus a convenient laundry area, making everyday living easier and more efficient. This move-in-ready townhome is ideal for comfortable family living and easy access to all amenities. Don&rsquo;t miss the opportunity to make this gorgeous home yours!

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