



GRASSROOTS
REALTY GROUP

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1701, 1086 Williamstown Boulevard NW
Airdrie, Alberta

MLS # A2329657



\$499,000

Division:	Williamstown		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Gentle Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full	LLD:	-
Exterior:	Asphalt, Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the heart of the family-friendly community of Williamstown in NW Airdrie, this spacious 3-bedroom townhouse with a front-drive double attached garage offers exceptional convenience just steps from Herons Crossing School (K–8). Inside, you'll appreciate the stylish finishes, including modern laminate flooring and upgraded railings. The open-concept main floor features a bright kitchen with abundant cabinet and counter space, granite countertops, and an eating bar that flows seamlessly into the large dining area and living room. A cozy fireplace and generous windows create a warm, light-filled space. The upper level includes a versatile bonus room—perfect for a home office, playroom, or additional family space. A spacious main bath and secondary bedroom are thoughtfully separated from the primary suite by the convenient upstairs laundry. The primary bedroom offers a walk-in closet and a spa-inspired ensuite with dual sinks, a separate shower, and a deep soaker tub. The fully developed basement adds even more living space with a media room, third bedroom, and full bathroom. A standout feature of this home is the fenced backyard and large deck backing onto a beautiful pathway that leads to a stunning nature reserve with parks and year-round walking and biking trails. A truly special location you'll love coming home to. Book your private showing today.