



GRASSROOTS
REALTY GROUP

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474 Williamstown Green NW
Airdrie, Alberta

MLS # A2330459



\$664,900

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,365 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub

Inclusions: Pergola, shed, tv mounts

4 BEDROOMS | 3.5 BATHROOMS | FINISHED BASEMENT | WET BAR | FRONT ATTACHED DOUBLE GARAGE | GRANITE COUNTERTOPS | PRIVATE BACKYARD Exceptional value in the highly desirable community of Williamstown! This well-maintained two-storey home offers 4 bedrooms, 3.5 bathrooms, 1,443 sq. ft. above grade, and a fully finished basement in 2024, providing flexible living space for families of all sizes. The main floor features an open-concept layout with durable vinyl flooring, a spacious living room with a gas fireplace, and a functional kitchen complete with maple cabinetry, granite countertops, a new dishwasher and newer other appliances, a central island, and plenty of cabinet ,pantry and counter space. A bright dining area overlooks the backyard, making it ideal for everyday living and entertaining. The upper level includes a spacious primary bedroom with two large closets and a private 4-piece ensuite featuring a soaker tub and separate glass shower. Two additional bedrooms are connected by a convenient Jack-and-Jill bathroom, and the upper-floor laundry adds everyday convenience. The professionally finished basement offers a large recreation room with a wet bar, a fourth bedroom, and a full bathroom—perfect for guests, teenagers, or additional family living space. One of the standout features of this home is the front-attached double garage, thoughtfully finished with a durable epoxy floor coating and 220V power. Enjoy the fully landscaped and fenced backyard featuring a two-tier deck and pergola. Additional highlights include a front-attached double garage, excellent curb appeal, and an unbeatable location close to the Williamstown Environmental Reserve, Woodside Golf Course ideal for any golf enthusiast walking paths, parks, playgrounds, schools, shopping, and all major amenities. A

fantastic opportunity to own a move-in-ready home in one of Airdrie's most sought-after communities.