



GRASSROOTS
REALTY GROUP

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**462 Williamstown Green NW
Airdrie, Alberta**

MLS # A2331845



\$639,900

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Water Softener(AS-IS), Home Theatre in basement (Projector & Screen , Fire Pit, Wooden Pergola & Shed all AS-IS). All window blinds and curtain rods only

Welcome to your spectacular dream home in the beautiful heart of Williamstown, Airdrie! This stunning 2-storey home is ideally located on a quiet street near a cul-de-sac, within walking distance of Herons Crossing School, playgrounds, parks and everyday amenities like Real Canadian Super store. You'll love the proximity to over ***60 acres of green space*** and the scenic Nose Creek Preserve pathways, offering endless opportunities for walking, cycling and outdoor activities for the entire family. As you enter the beautiful home, you'll be impressed by the spacious open-concept layout, modern finishes and abundance of natural light. The high 9' ceilings create a sense of space and openness throughout, while the updated flooring seamlessly connects the kitchen, dining and living room areas. The contemporary kitchen is a chef's dream, equipped with upgraded white cabinetry, granite-countertops and a large island with an eating bar. A corner pantry and stainless steel appliances complete this functional and stylish space. Adjacent to the kitchen, the dining room provides access to the fully fenced and landscaped south-facing backyard. Step outside onto the massive deck adorned with a beautiful pergola—the ideal setting for alfresco dining and entertaining. The deck leads to a patio for summer barbecues, a children's play area and a firepit, creating the perfect space for hosting family and friends. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a 4-piece ensuite featuring a sizable vanity, separate tub and shower. Two additional bedrooms and another 4-piece bathroom complete the upper level. The real showstopper is the fully finished basement, showcasing a fourth bedroom that can be used as (home office or guest room) and an impressive recreation room with a

former child-care day-home setup, offering incredible flexibility for family living, a playroom or entertainment space. The home-theatre area is 5.1-speaker compatible—perfect for unforgettable movie nights with family and friends. A half bathroom and plenty of storage complete the basement. Enjoy convenient access to Veterans Boulevard, 8 Street, Main Street and the QEII Highway, making travel throughout Airdrie and commuting to Calgary effortless. Shopping, dining, recreation and Cross Iron Mills are also just a short drive away. This delightful home truly checks all the boxes, offering an exceptional blend of style, comfort, functionality and an unbeatable location. ***Newer LVP flooring, Carpet & Granite counter-top of Island bar has been updated including some of the kitchen cabinets.*** This is an INCREDIBLE INVESTOR ALERT for your next rental income property***Opportunities like this don’t last—book your private showing today and experience everything this remarkable dream home has to offer!