



GRASSROOTS
REALTY GROUP

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2003, 280 Williamstown Close NW
Airdrie, Alberta

MLS # A2332394



\$385,000

Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Heater, Beverage Cooler, TV Wall Mounts(4), Ceiling Fans		

Welcome to this beautifully maintained 3-bedroom, 2.5-bath townhome, a thoughtfully designed living space in Airdrie's Williamstown community. The main level impresses with 9-foot knockdown ceilings, laminate and tile flooring, a spacious central dining area, and a bright living room anchored by an electric fireplace. Large windows draw in natural light, while the open-concept layout makes everyday living and entertaining feel effortless. The well-appointed kitchen features quartz countertops, stainless steel appliances, an over-the-range microwave, soft-close drawers, a large island with a flush eating bar, and abundant island storage. A separate beverage-prep area adds a generous countertop, extra cabinetry, and a beverage cooler. The pantry-style cupboard with roll-out shelving keeps essentials organized and close at hand. Step outside from the kitchen to the west-facing rear balcony, where beautiful open-field views and no rear neighbours create a peaceful setting. Three bedrooms up including the spacious primary retreat is highlighted by a massive window framing the western views, a walk-in closet located beyond the 4-piece ensuite with dual sinks and a large walk-in shower. A second 4-piece bathroom and convenient upper-floor laundry complete this level. Additional features include a main-floor powder room, central air conditioning, a high-efficiency furnace, a Nest thermostat, a water softener, and an inline water-filtration system. The heated tandem double-attached garage is finished with durable epoxy flooring and provides excellent parking, storage, and workspace potential. With modern finishes, practical storage, comfortable year-round climate control, and serene views from both the kitchen and primary bedroom, this move-in-ready home offers an exceptional combination of style, function, and privacy.

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