



GRASSROOTS
REALTY GROUP

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**125 Williamstown Green NW
Airdrie, Alberta**

MLS # A2338386



\$625,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

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

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Nest Alarm (no contract), Mini Fridge, Garage Keypad, Underground Sprinklers, Water Softener "as is" (never used)

Space to live, room to grow, quiet cul-de-sac location and a backyard setting that's hard to beat! This beautifully maintained Williamstown home combines a functional family-friendly layout and incredible indoor/outdoor living, all just steps from the community's extensive pathways through the Environmental Reserve, green spaces and the Herons Crossing School. Great curb appeal welcomes you with mature trees, a spacious driveway & Double Attached Garage for ample parking. Step inside to a tiled foyer with soaring ceilings, a bright window-framed front door and an organized closet. Hand-scraped hickory hardwood adds warmth throughout, flowing into the Kitchen with rich natural wood cabinetry, monte cristo Quartzite natural stone counters w/ a leathered finish & a large eat-up island w/ built-in shelving + a sink -perfect for entertaining. A fantastic walk-through Pantry with extensive built-in cabinetry and additional counter space, an additional closet and convenient access to the Garage. The Living Room is anchored by a cozy gas fireplace with mantle, while a large window overlooks the backyard. From the Dining area, sliding doors extend your living space onto the generous upper deck with metal-framed glass railings, offering unobstructed views of the beautifully landscaped yard & green space. A modern 2-pc Powder Room with new tile completes the main floor. Follow the spindle-railed staircase upstairs, where high ceilings create a bright, spacious feel. The generous Primary Retreat features a large window and an impressive organized walk-in closet w/ its own window. The 4-pc Ensuite offers granite counters, abundant vanity storage, heated tile floors, a walk-in shower and O/S corner jetted soaker tub "as is". 2 more well-sized Bedrooms each offer their own

closets and share another 4-pc Bathroom with granite counters and plenty of vanity storage. A hallway Linen Closet and convenient upper-floor Laundry round out this level. Downstairs, the FULLY DEVELOPED Basement offers even more flexible living space with bright recessed lighting and large windows. A spacious 4th Bedroom with closet is joined by a versatile Recreation/Office area with built-in desks and a walk-through bar w/ cabinetry, storage and mini fridge — an ideal setup for working from home, entertaining or creating a comfortable hangout space. Roughed-in plumbing for your future Bathroom awaits and there is an abundance of additional storage. The double attached garage is finished and heated, w/ built-in bench and cabinetry plus two 220V outlets. And then there's the backyard... Fully enclosed by a solid wood fence, this oversized outdoor space features beautiful established landscaping, berry plants and plum and cherry trees, U/G sprinklers, raised garden beds and useful storage beneath the deck — overlooking the green space & pathway system beyond. A warm, functional home w/ thoughtful upgrades, and a setting that brings nature right to your backyard — this is Williamstown living at its best.