



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1601, 280 Williamstown Close NW
Airdrie, Alberta

MLS # A2343893



\$395,000

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Welcome to this beautifully upgraded and impeccably maintained END UNIT townhouse located in the highly desirable community of Williamstown. Offering over 1,575 sq. ft. of thoughtfully designed living space, this bright and modern home combines style, functionality, and comfort in one exceptional package. The spacious open-concept main level is flooded with natural light from the additional windows exclusive to end units and showcases rich wide-plank flooring, contemporary finishes, and an ideal layout for everyday living and entertaining. The stunning chef-inspired kitchen is truly the heart of the home, featuring quartz countertops, stainless steel appliances, subway tile backsplash, upgraded cabinetry, modern lighting, and an oversized central island with seating for family and guests alike. Abundant counter space and storage make this kitchen as practical as it is beautiful. The adjoining dining area offers excellent space for hosting dinners and gatherings, while the expansive living room provides incredible flexibility for relaxing, working from home, or creating additional family space. A convenient main-floor powder room completes this level. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and private ensuite. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry provide excellent functionality for families, guests, or professionals. Recent updates provide exceptional value and peace of mind, including central air conditioning installed approximately 3 years ago with yearly maintenance performed, washer and dryer replaced in October 2025, and refrigerator and dishwasher replaced in February 2026. Additional highlights include a welcoming front entry, attached garage, modern neutral décor throughout, upgraded lighting, excellent storage, and pride of ownership that is evident from top to bottom.

Perfectly situated close to parks, playgrounds, pathways, schools, and shopping, this move-in-ready property offers an outstanding opportunity to enjoy stylish and low-maintenance living in one of Airdrie's most sought-after communities. Ideal for first-time buyers, families, professionals, or investors seeking exceptional value and turnkey living in Williamstown.