



GRASSROOTS
REALTY GROUP

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89 Williamstown Park NW
Airdrie, Alberta

MLS # A2348849



\$799,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)		

Inclusions: Dog Wash, Exterior Lighting Panel, Living Room TV Mounts, Alarm Hardware & Cameras (no contract), Doorbell Camera, Shed, Dog Run,

This stunning home is the one you've been waiting for. It literally checks all the boxes and even has some perks you didn't know you wanted! Located on a quiet street, this home sits on a deep lot that backs onto the nature reserve. You'll appreciate the privacy and the peace that comes from this location. With a rare 4 bedrooms up plus a bonus room, the kids will get their own bedrooms and you don't have to worry about putting one down in the basement. Upper laundry also adds convenience for a busy family. The main floor has gorgeous hardwood floors, neutral paint and a thoughtful floor plan. A spacious dining room with wainscoting can also be a home office if preferred. The kitchen features full height cabinetry, a central island, modern stainless steel appliances and a corner pantry. The living room and dining room have large windows that bring in lots of natural light. With a gas fireplace, this is a cozy place to spend time in the colder months. Off the dining room is a door that leads to the upper level deck with great views and stairs that lead down to the yard. A 2 piece bath and a mudroom round off the main level. The fully finished walkout basement has a bright and open recreation room with a corner gas fireplace. A 5th bedroom and a 4 piece bathroom is perfect for guests. The basement also features a dog wash that every home with furry friends should have. There is also a dog run out the back, if you want to keep your grass green. Additional perks include central air-conditioning, a hot tub rough-in, the most adorable shed, tankless hot water, and newer carpet. This is a great location, close to Heron Crossing Elementary and many exceptional walking paths & playgrounds.