



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1003, 280 Williamstown Close NW  
Airdrie, Alberta

MLS # A2350206



**\$365,000**

|           |                                                   |        |                   |
|-----------|---------------------------------------------------|--------|-------------------|
| Division: | Williamstown                                      |        |                   |
| Type:     | Residential/Five Plus                             |        |                   |
| Style:    | 3 (or more) Storey                                |        |                   |
| Size:     | 1,336 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: | Level, Low Maintenance Landscape, Street Lighting |        |                   |

|             |                                                                                                                                                      |            |        |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                                                                           | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                                                                                       | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                      | Condo Fee: | \$ 358 |
| Basement:   | None                                                                                                                                                 | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                             | Zoning:    | R2-T   |
| Foundation: | Poured Concrete                                                                                                                                      | Utilities: | -      |
| Features:   | Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                                                  |            |        |

Welcome to this ORIGINAL OWNER townhouse nestled within the desirable community of Williamstown! This thoughtfully designed home offers style and convenience with over 1300 sq ft of livable space with an open floor plan that flows effortlessly from room to room. QUARTZ countertops grace the kitchen, complemented by a kitchen ISLAND perfect for casual gatherings, while the breakfast bar provides an ideal spot for morning coffee! Access to your large balcony is right by the kitchen! A spacious living room, dining area and 2-pc bathroom are on this level. Upstairs, you'll find 3 generously-sized bedrooms, with the primary bedroom featuring a walk-in closet and a 4-pc ensuite bathroom with dual sinks. Another 4-pc bathroom services the other 2 bedrooms. Convenient upper level LAUNDRY eliminates trips downstairs and makes laundry day a breeze! A double ATTACHED tandem garage as well as a concrete parking pad ensures plenty of space for all your vehicles. Ideally located close to parks, walking paths and schools and with easy access to shopping and major routes, this home is a must-see! Call to book your private showing today.