

53 Williamstown Green NW

Airdrie, Alberta

MLS # A2255882



\$599,900

|             |                                                                                        |            |    |
|-------------|----------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                             | Water:     | -  |
| Floors:     | Carpet, Hardwood, Tile                                                                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                        | Condo Fee: | -  |
| Basement:   | Full, Unfinished                                                                       | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                               | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                        | Utilities: | -  |
| Features:   | Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |            |    |
| Inclusions: | A/C, Basement Fridge (negotiable), Freezer, (negotiable)                               |            |    |

Welcome to Williamstown! This 2-storey home is tucked into one of the community’s best spots—close to the 60-acre environmental reserve, Herons Crossing School (K-8), and surrounded by parks, paths, creeks, and ponds. Inside, the main floor has a cozy living room with a gas fireplace, tons of windows, a bright and spacious kitchen with stainless steel appliances and quartz counters, and a handy mudroom with laundry that leads to the garage. Upstairs, the vaulted ceilings in the bonus room make it feel open and airy. The primary suite has a walk-in closet and a 5-piece ensuite, and two more bedrooms plus a full bath finish off the level. The basement is unfinished and ready for future ideas. Stay cool in the summers with your Air Conditioner. Out back, you’ll love the west-facing yard—it gets all the afternoon and evening sun, perfect for BBQs or relaxing. With 1,964 square feet, this is a home designed for both everyday living and enjoying the outdoors right outside your doorstep.