

1501, 1086 Williamstown Boulevard NW  
Airdrie, Alberta

MLS # A2269586



**\$479,900**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** All furniture except living room couch is negotiable

WALKOUT - END UNIT - BACKING ONTO WALKWAY & A FEW STEPS TO WILLIAMSTOWN NATURAL RESERVE - AMAZING VIEWS TO THE RESERVE - LOW CONDO FEE - Welcome to this gorgeous walk-out end unit townhome that perfectly blends comfort, style, and nature — offering nearly 1,700 sq. ft. of bright, beautifully designed living space, complete with a full double attached garage and BREATHTAKING VIEWS OF THE SURROUNDING NATURE RESERVE. BACKING DIRECTLY ONTO A PEACEFUL WALKING PATH LEADING TO ENDLESS WALKING/BIKING PATHS. and JUST STEPS FROM SCHOOLS, PARKS & OPEN GREEN SPACES and every amenity you could need, this home is all about convenience and lifestyle. Step inside to discover an inviting open-concept layout featuring 9’ ceilings, rich laminate flooring, and a stunning kitchen highlighted by granite countertops, an undermount sink, a wrap-around island, and an abundance of cabinetry for all your culinary needs. The great room is the heart of the home — a warm and welcoming space centered around a cozy gas fireplace and framed by large windows that flood the room with natural light and showcase serene outdoor views. Upstairs, the expansive primary suite feels like your own private retreat, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a glass-enclosed shower, deep soaker tub, dual sinks, and elegant tile flooring. Two additional spacious bedrooms share another stylish 4-piece bath, and a convenient laundry room makes daily living a breeze. The walk-out basement is wide open and ready for your imagination — perfect for creating a rec room, home gym, or guest suite. With its ideal location, modern design, natural setting, and thoughtful details throughout, this home truly offers the best of both worlds. Don't

miss your chance, book your private viewing today!