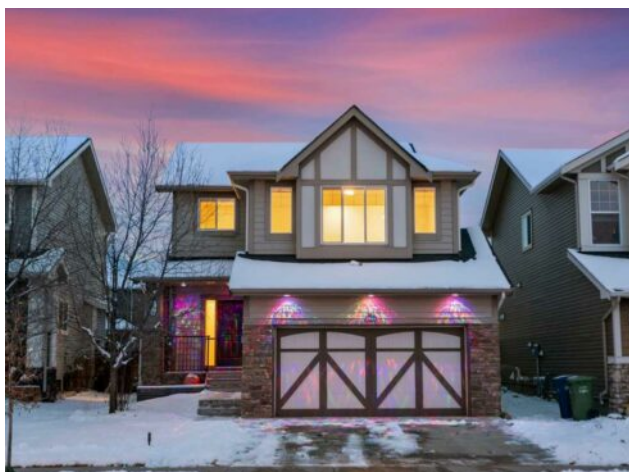


**1014 Williamstown Boulevard NW
Airdrie, Alberta**

MLS # A2272997



\$585,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,971 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

| FULLY RENOVATED | 3 BED & 2.5 BATH | BONUS ROOM & OFFICE | DOUBLE GARAGE | Welcome to this beautifully renovated home in the highly sought-after community of Williamstown in NW Airdrie—where comfort, style, and convenience come together effortlessly. Thoughtfully updated throughout, this property showcases high-end upgrades including new appliances, premium vinyl plank flooring, 40oz carpet, fresh paint, updated baseboards and trims, and more. Set in a vibrant, family-friendly neighbourhood, Williamstown offers unmatched walkability to parks, scenic pathways, peaceful ponds, the Nose Creek Preserve, and multiple amenities. A charming southwest-facing front porch sets the tone—perfect for morning coffees and relaxed evenings. Step inside to a private foyer with a coat closet, leading into a bright, open-concept main floor bathed in natural light. Newly installed flooring, a soft neutral colour palette, and large windows create a welcoming and airy feel throughout the year. A versatile office off the main living area doubles as a family room or den, offering flexibility for any lifestyle. The spacious living room features a rare gas fireplace and views of the backyard. The kitchen—designed for both everyday living and entertaining—includes granite countertops, white steel appliances, a large island, dark cabinetry, upgraded pot lighting, and a pantry for added storage. The adjacent dining area is surrounded by picturesque windows, offering an inviting space for meals or gatherings. Down the hall is a discreet powder room combined with the laundry area, along with a well-designed mudroom that connects directly to the oversized double garage, complete with epoxy flooring and LED lighting. Upstairs, the new plush carpeting ties the space together beautifully. The east wing features a massive bonus room with three

large front-facing windows—ideal for an entertainment setup. The west wing hosts the spacious primary suite with a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms and a second full bathroom complete the upper level. The undeveloped basement provides a blank canvas, equipped with bathroom rough-ins and a large egress window, ready for your future vision. Outside, the generous backyard is primed for summer enjoyment with a large deck perfect for BBQs and gatherings. You're steps from Herons Secondary School, moments from shopping centres, and just a quick hop to local transit and QE2—making daily errands and commuting a breeze. This exceptional home delivers the perfect blend of lifestyle, location, luxury and is truly the BEST VALUE in Airdrie. Don't miss your chance—book your private showing today.