

**1205, 280 Williamstown Close NW  
Airdrie, Alberta**

**MLS # A2275745**



**\$365,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Williamstown   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                     |               |                   |
| <b>Size:</b>     | 1,480 sq.ft.   | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem                         |               |                   |
| <b>Lot Size:</b> | 0.04 Acre  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Low Maintenance Landscape, Rectangular Lot |               |                   |

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|-----------------|-------------------------|---------------|---|
| <b>Heating:</b> | Forced Air, Natural Gas | <b>Water:</b> | - |
|-----------------|-------------------------|---------------|---|

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|----------------|--------------------------------|---------------|---|
| <b>Floors:</b> | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b> | - |
|----------------|--------------------------------|---------------|---|

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|--------------|-----------------|-------------------|--------|
| <b>Roof:</b> | Asphalt Shingle | <b>Condo Fee:</b> | \$ 393 |
|--------------|-----------------|-------------------|--------|

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| <b>Basement:</b> | None | <b>LLD:</b> | - |
|------------------|------|-------------|---|

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| <b>Exterior:</b> | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b> | R2-T |
|------------------|---------------------------------|----------------|------|

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| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | - |
|--------------------|-----------------|-------------------|---|

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| <b>Features:</b> | Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
|------------------|---|

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| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to the Best Value Williamstown Has to Offer! This immaculate and beautifully maintained townhome showcases an attached tandem two-car garage and an inviting open-concept layout filled with natural light. Start your mornings with coffee on the east-facing balcony and enjoy the perfect blend of comfort and style throughout. The modern kitchen features an extra-long island, quartz countertops, and stainless steel appliances;ideal for entertaining family and friends. The bright living room offers an elegant electric fireplace, adding both warmth and sophistication, while a convenient half bath completes the main floor. Upstairs, you'll find brand new carpet, two generous bedrooms, and a convenient laundry area with a stackable washer and dryer. The spacious primary suite includes a walk-in closet and a luxurious ensuite with dual sinks. Located just minutes from shopping, restaurants, and Heron's Crossing School, and close to Woodside Golf Course with easy access to Highway 2;this home truly has it all. Call your favourite realtor to book a showing today!