

**803, 280 Williamstown Close NW**  
**Airdrie, Alberta**

**MLS # A2280203**



# \$374,000

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized, Tandem		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Low Maintenance Landscape		

<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>	\$ 393
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Bright and open 2-bedroom townhome in the community of Williamstown. An excellent value with condo fees that include the Airdrie monthly water and sewer bill. Before you enter you'll notice the playground right beside the home, and the visitor parking stalls right in front, making it ideal for guests. The entry level offers a 40' Long OVERSIZED DOUBLE GARAGE, plus driveway, allowing parking for up to 3 vehicles, plenty of storage, and a rare additional access door from the garage to the back, making taking out the garbage very easy! The open-concept main floor is complete with 9-foot ceilings, upgraded cabinetry, quartz countertops, stainless steel appliances, and an impressive 10 FOOT LONG KITCHEN ISLAND making for lots of counter space. Central AIR CONDITIONING makes this home comfortable all year round. The dining area is large enough for a big table, and with the balcony right here, it makes for the perfect space for entertaining. The living room features an electric fireplace and A main floor half-bath completes this level. Upstairs, the third floor features a large primary suite, including a walk-in closet and a 4-piece en-suite with Double Sinks. The second bedroom is also a great size and features double closets. The upstairs is complete with the main 4-piece bathroom, and UPPER LAUNDRY. In the community of Williamstown you can enjoy the environmental reserves that's just steps away with wetlands, walking paths, playgrounds. You're also just a short walk from Herons Crossing K-8 School. Book your showing today!