

**153 Williamstown Park NW  
Airdrie, Alberta**

**MLS # A2281683**

**\$639,900**



<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,272 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Undergrou		

<b>Heating:</b>	Fireplace(s), 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>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** All Shelving and Slats in Garage, Garage Heater, Aquascape Water Fountain, 3 Plantar Boxes, Irrigation front ad back, Exterior Yard Lights

Better than a showhome and offering unbeatable value, welcome to Williamstown — a community celebrated for its connection, leisure, and learning. Perfectly positioned on a quiet street and backing directly onto an environmental reserve with views of Nose Creek, this exceptional home delivers rare privacy, unobstructed views, and nature right at your doorstep. From the moment you arrive, the pristine, low-maintenance front landscaping and double attached garage with built-in storage set the tone. Inside, a spacious foyer welcomes you to a sun-filled main floor designed for both everyday living and elegant entertaining. The chef's kitchen is the heart of the home, featuring granite countertops, beautiful maple cabinetry, a massive island, and a designer butler's pantry complete with wine fridge. The open-concept dining and living areas are warm and inviting, anchored by a cozy fireplace—perfect for gathering with family and friends. A functional mudroom off the garage and a stylish powder room complete the main level. Upstairs, you'll find three generously sized bedrooms, including a serene primary retreat where you'll wake up to breathtaking views. The luxurious ensuite features double vanities, a deep soaker tub, and a large separate shower. A spacious bonus room and the convenience of an upper-floor laundry room add to the thoughtful and family-friendly design. Both the front and backyard are magazine-worthy. The private backyard is an outdoor oasis, featuring privacy fencing, a lower patio, a tranquil water fountain, self-watering garden boxes, a fruitless flowering crab apple tree, and irrigation in both the front and back yards—ideal for effortless outdoor living. Additional highlights include custom blinds, Nest doorbell and thermostat, air conditioning, and a dream heated garage with

abundant storage. This walker's paradise offers quick access to Reunion Pond, Herons Crossing School, parks, pathways, and nearby shopping—within a welcoming, well-connected neighborhood. This move-in-ready home combines exceptional value with a truly rare setting, offering privacy, beauty, and lifestyle in one remarkable package. Contact us today for your private viewing.