



**GRASSROOTS**  
REALTY GROUP

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**2402, 1001 8 Street NW**  
**Airdrie, Alberta**

**MLS # A2234541**



**\$479,500**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	Finished, 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>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Desk and Wall Cabinets, TV including Bracket & Arm in Basement, Alarm Equipment (no contract).		

Beautifully updated 3-Bedroom Townhome with a DOUBLE ATTACHED GARAGE in the desirable Trails of Williamstown community! Mere steps from the Nose Creek Reserve and River, with 60-acres of picturesque parkland, tranquil ponds and extensive walking / biking paths, this home offers the perfect blend of nature and convenience. Step inside to tall 9' ceilings and newer Luxury Vinyl Plank flooring on the modern main level. The inviting Great Room hosts a cozy Gas Fireplace with a mantle tucked between 2 big windows with greenspace views. The Kitchen hosts light granite countertops with contrasting dark cabinetry, an eat-up Breakfast Bar, Pantry for added organization, and flows seamlessly into the Dining area with more bright windows. A thoughtful back entry off the Kitchen with a closet and access to the Garage adds functional organization, and a classic 2-pc Powder Room near the Foyer completes this floor. Upstairs, you'll find a generous Primary retreat complete with wall-to-wall closets and an impressive 4-pc Ensuite, including a large soaker tub and separate shower. There's more... Newer carpet throughout, convenient Upper-Level Laundry, 2 more huge & bright Bedrooms, a shared 4-pc Bathroom, and a Linen closet for even more storage! Downstairs, the recently finished Basement adds even more value with LVP over subfloor, a generous Rec Room area, an elegant 4-piece tiled Bathroom with vanity storage, another organized closet, and unlimited storage options! Parking safe & warm in the Double Attached Garage or front Driveway is a huge bonus, and the Backyard is equally enjoyable, with its own east-facing deck with steps down to green space—perfect for morning coffee or evening relaxation. This home is nestled near nature but still walking distance from schools, shopping, and Airdrie's best

amenities&mdash;don&rsquo;t miss this rare opportunity!