



**GRASSROOTS**  
REALTY GROUP

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**1508, 280 Williamstown Close NW**  
**Airdrie, Alberta**

**MLS # A2237501**



**\$384,500**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,732 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<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, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Spacious END UNIT townhome offering 1,732 SF of living space with 3 bedrooms + office and 3.5 bathrooms. Situated in a family-friendly complex, this functionally designed home combines modern finishes with a low-maintenance lifestyle. The walkout ground level greets you with a flex space perfect for a home office or gym, complimented by large windows and a convenient 3 piece bathroom as well as direct access to the double attached garage. Ascend to the bright and open second floor where you will find a spacious living room with cozy fireplace, a well equipped and modern kitchen with ample cabinetry, quartz countertops, stainless steel appliances (including a gas stove) and an over-sized island with breakfast bar. The dining room, with access to the balcony, and a powder room complete this level. Upstairs, you'll find a primary suite, large enough to accommodate a king bed, with a walk-in closet and a 4 piece ensuite with dual sink vanity. Two additional bedrooms which share a 4 piece bathroom and a conveniently located laundry closet are also found here. Located in Williamstown with walking paths, green spaces, schools, and local amenities just minutes away and easy access to the highway. Condo living at it's finest - no need to sacrifice space and comfort of a traditional home. Schedule your showing today!