



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2902, 1001 8 Street NW
Airdrie, Alberta

MLS # A2244604



\$494,900

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Few Trees, Interior L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: N/A

Check out the Virtual Tour! Stunning location with a view of an environmental reserve with no neighbours behind you! This townhome in the Trails of Williamstown checks all the boxes! Double attached drywalled garage, walk-out with garden doors, 2 different decks with glass railing, and a covered patio area to enjoy unobstructed views. With over 1,621 square feet of living space, this 3-bedroom, 2.5-bathroom unit has all the upgrades. You are welcomed by 9-foot ceilings, a large tiled entrance and a foyer, leading to the open concept living area with brand new hardwood flooring. In the kitchen, you will find a sit-up breakfast bar with pendant lighting. The kitchen features newer stainless steel appliances, including a water line to the fridge, dark cabinetry, an undermount sink with granite countertops, a pull-down tap, and ample storage space with pot drawers and a separate pantry. Enjoy the natural light that comes in from the large windows and the gorgeous views from the dining room and living room. Outside on the huge deck, you can enjoy the sunshine from the west and BBQ on the deck, complete with a gas line. Plus, the living room has a gas fireplace with a built-in wall-mounted TV wiring conduit and an electrical plug. As you head up the stairs with open metal iron spindles, you come to an extra-large primary bedroom with a ceiling fan and another private balcony deck overlooking the environmental reserve. The attached 5-piece ensuite, including double vanity sinks, deep soaker tub, tons of storage with extra cabinetry drawers, and a vast walk-in closet complements the primary bedroom. Upstairs has upgraded berber carpet, upper floor laundry in the hallway, with a reading nook, along with two well-sized bedrooms that share a 4-piece bathroom with banjo counter tops and more cabinet drawers. Downstairs, it is ready for your imagination,

partially framed, with walkout garden doors and large windows leading to a covered patio and yard, complete with a mature tree, providing shade while taking in the view! This professionally managed complex means you no longer need to do any landscaping or snow removal. Enjoy over 60 acres of parks and open green space, featuring pathways, bridges, an amenity building with a kitchen for hosting parties, and a playground. You have everything you need within minutes, including shopping, schools, golf, and all other amenities. Come check it out!