



GRASSROOTS
REALTY GROUP

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141 Williamstown Park NW
Airdrie, Alberta

MLS # A2248899



\$749,900

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,494 sq.ft.	Age:	2015 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Hot tub and privacy screens, basement projector, bonus room media shelving, garage fridge, RING doorbell, Dyson vacuum in pantry, ensuite custom bath caddy, garage racking, bedroom LED lighting, primary bedroom custom shoe storage, rain barrel .

This six-bedroom, three and a half bath home backs directly onto a tranquil nature preserve with a creek, and offers more than 3,000 square feet of developed living space filled with custom features that set it apart. Designed for both everyday living and entertaining, it combines style, function, and thoughtful details throughout. The main floor showcases a bright, open layout where the living room is anchored by a cozy fireplace and framed by large windows that capture the expansive backyard views. The kitchen is equally impressive, with a spacious island topped with marble countertops, modern appliances, abundant cabinetry, and a large walk-through pantry that makes storage and organization effortless. A striking barnboard feature wall adds warmth and character to the dining area, while just off the kitchen and living room, a pocket office provides a practical workspace tucked neatly into the heart of the home. The half bath and mudroom complete this level. Upstairs, four generously sized bedrooms are complemented by a large bonus room that provides flexible space for lounging, studying, or play. The primary suite is a true retreat, offering peaceful views of the field, a luxurious ensuite with , and a walk-in closet with custom storage that includes a beautifully designed built-in shoe closet. An additional full bathroom and a convenient laundry room make the upper level as functional as it is comfortable. The fully finished basement extends the home's versatility with two more bedrooms, a full bathroom, a dedicated media room complete with a projector that will stay, and a flex room that can serve as a gym, hobby space, or quiet retreat. Outside, the backyard offers both relaxation and practicality. A private hot tub provides the perfect place to unwind, while the pergola-covered deck overlooks the open field and includes the bonus of large, enclosed under-deck

storage. This thoughtful addition ensures you’ll have space for seasonal items and outdoor gear while keeping everything neatly tucked away. Located in the desirable community of Williamstown, this home is close to parks, schools, pathways, and shopping, making it the perfect blend of family-friendly design and modern comfort in a setting that feels private, welcoming, and connected. Check out the additional media and virtual tour! Book your private showing and come see all the value this home has to offer.