



GRASSROOTS
REALTY GROUP

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

370 Williamstown Green NW
Airdrie, Alberta

MLS # A2253965



\$800,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,216 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt

Basement: Finished, Full, Walk-Out To Grade

Exterior: Cement Fiber Board, Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Open House Sunday September 28th 1-4 pm. 370 Williamstown Green is a beautiful walkout basement home on a quiet cul-de-sac, perfect for peace, privacy, and raising a family. The main floor offers a welcoming entrance that leads past your home office into a comfortable open-concept living area, complemented by a gas fireplace and large windows with views of Nose Creek Park. The gourmet kitchen is well-appointed with a large island and breakfast bar, a gas cooktop, ample cabinet space, stainless steel appliances, and a walk-through pantry. The dining area features double doors opening to a panoramic west-facing patio—ideal for watching evening sunsets or the kids playing in the spacious backyard. Upstairs, you’ll find a bright bonus room perfect for entertaining, a gorgeous primary bedroom with more views, a spa-like ensuite, and a large walk-in closet. The second and third bedrooms are generously sized, with one offering an additional walk-in closet and a window for morning sun. Completing the top floor is a second full bathroom and convenient upstairs laundry. The fully developed lower level offers another bedroom, a third full bathroom, a storage room, a wet bar for game day, and a versatile entertainment area that opens onto the covered lower patio. IMPORTANT UPGRADES include new triple-pane windows throughout for energy efficiency, central air conditioning for year-round comfort, and a large garage (wired 220) that has been fully finished with epoxy floor protection. This well-cared-for home is truly turn-key—lush perennials are planted, the apple tree is thriving, and there’s no fencing or landscaping left to do. Simply move in and enjoy. Situated in the northwest corner of Airdrie, this property offers easy access to amenities and the highway via Veterans Way, while avoiding the congestion of Yankee

Valley Boulevard. Book your private showing today so you don't miss out!