



**GRASSROOTS**  
REALTY GROUP

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

**3101, 1001 8 Street NW  
Airdrie, Alberta**

**MLS # A2254730**



**\$509,900**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	2011 (14 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>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 428
<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>	Kitchen Island		

**Inclusions:** none

Stunning Upgraded End-Unit Townhome in Williamstown, Airdrie Welcome to this beautifully upgraded 1,529 sq. ft. end-unit townhome in the sought-after community of Williamstown. With over \$50,000 in upgrades, this home combines style, comfort, and convenience in one exceptional package. Step inside to an inviting open-concept main floor highlighted by central A/C, modern finishes, and an abundance of natural light. The unique master bedroom on the main level offers privacy and ease of living, complete with a spa-inspired ensuite. Upstairs, you'll find an additional spacious bedroom with a private adjoining family room and another full bathroom, perfect for guests or teens. The fully developed basement boasts a Third bedroom, a large rec room and another full bathroom! There's plenty of space for everyone. The chef-inspired kitchen features quartz countertops, upgraded cabinetry to the ceiling, and a large island—perfect for entertaining. The living and dining areas flow seamlessly, while large windows overlook the peaceful green space siding the property. Outside, you're just steps from the extensive pathways of Williamstown Nose Creek Park—perfect for walking, biking, or enjoying nature right out your door. Don't miss this rare opportunity to own a fully upgraded end-unit, complete with CENTRAL A/C and one of the most functional and desirable layouts in Williamstown!