



**GRASSROOTS**  
REALTY GROUP

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**39 Williamstown Landing NW**  
**Airdrie, Alberta**

**MLS # A2255371**



**\$765,000**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,985 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

\*\*\*Open House - Saturday September 13th 12-2pm\*\*\* A Rare Gem in Williamstown &mdash; Backing onto an Environmental Reserve with Unobstructed Views! Welcome to this beautifully maintained 2-storey walkout in the quiet, family-friendly community of Williamstown. This home is truly a rare find&mdash;backing directly onto an Environmental Reserve, you&rsquo;re guaranteed no rear neighbours... ever! Enjoy a million-dollar view every day from your west-facing backyard covered patio. Step inside and fall in love with the open-concept main floor, featuring gleaming hardwood floors, 9&rsquo; ceilings, and a cozy gas fireplace&mdash;perfect for curling up on chilly winter nights. The kitchen is a dream, with granite countertops, ample cabinet and counter space, and a large eat-up island, ideal for entertaining or family meals. Enjoy your morning coffee in the bright west-facing dining nook or outside on the patio, soaking in the peaceful surroundings. Convenient main floor laundry is tucked away on the way to the garage, along with a stylish powder room for guests. Upstairs, the spacious bonus room is flooded with natural light and features vaulted ceilings&mdash;a perfect space for movie nights or a home office. The primary suite is a true retreat, complete with vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite featuring a soaker tub, separate glass shower, and dual sinks. Two additional generously sized bedrooms share a full 4-piece bathroom. Additional upgrades include: &bull; Central A/C to keep you cool during hot summer months &bull; Custom roller blinds throughout&mdash;choose full blackout or let the sunshine pour in &bull; Epoxy-coated garage floor&mdash;easy to clean, dust-resistant, and visually striking The walkout basement is partially finished with large windows, framed walls, carpeted flooring, and electrical already

completed&mdash;just bring your final touches to make it your own!