



**GRASSROOTS**  
REALTY GROUP

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**53 Williamstown Green NW**  
**Airdrie, Alberta**

**MLS # A2255882**



**\$599,900**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** A/C, Basement Fridge (negotiable), Freezer, (negotiable)

Welcome to Williamstown! This 2-storey home is tucked into one of the community's best spots—close to the 60-acre environmental reserve, Herons Crossing School (K-8), and surrounded by parks, paths, creeks, and ponds. Inside, the main floor has a cozy living room with a gas fireplace, tons of windows, a bright and spacious kitchen with stainless steel appliances and quartz counters, and a handy mudroom with laundry that leads to the garage. Upstairs, the vaulted ceilings in the bonus room make it feel open and airy. The primary suite has a walk-in closet and a 5-piece ensuite, and two more bedrooms plus a full bath finish off the level. The basement is unfinished and ready for future ideas. Stay cool in the summers with your Air Conditioner. Out back, you'll love the west-facing yard—it gets all the afternoon and evening sun, perfect for BBQs or relaxing. With 1,964 square feet, this is a home designed for both everyday living and enjoying the outdoors right outside your doorstep.