



GRASSROOTS
REALTY GROUP

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3304, 1001 8 Street NW
Airdrie, Alberta

MLS # A2257358



\$459,900

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,592 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this bright and spacious home featuring an open-concept main floor, perfect for both everyday living and entertaining. The kitchen boasts rich wood cabinetry, sleek stainless steel appliances, and upgraded granite countertops. Enjoy seamless indoor–outdoor living with a private deck, gas BBQ hookup, and a fully fenced backyard. The inviting family room is centered around a cozy gas fireplace with custom shelving. Upstairs, the primary suite offers a true retreat with designer accents, a large walk-in closet, and a sun-filled ensuite complete with double vanities. Two additional bedrooms are generously sized, easily accommodating double beds and full furnishings. The sunny walkout basement is framed and ready for your finishing touches, complete with bathroom rough-ins and direct access to the backyard through elegant French doors. Don’t miss your chance to own in the sought-after community of Williamstown—book your private showing today!