



**GRASSROOTS**  
REALTY GROUP

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**706, 280 Williamstown Close NW**  
**Airdrie, Alberta**

**MLS # A2257450**



**\$404,900**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** See Appliances

Welcome to Williamstown and this stunning end-unit townhouse offering 2 bedrooms and 3.5 bathrooms. On the ground level, you're greeted by a spacious den/office that can easily be converted into a third bedroom or a quiet sitting room. This level also features a convenient 3-piece bathroom. Head upstairs to your open-concept main living area, filled with natural light from the extra windows that only an end unit provides. The kitchen is a chef's delight with granite countertops, stainless steel appliances, and a large island for meal prep or casual dining. The adjacent dining area makes hosting family and friends effortless. The living room is impressively large—perfect for a sectional, recliner, and your big-screen TV above the cozy electric fireplace. A stylish 2-piece powder room completes this level. Upstairs, the primary suite includes a walk-in closet and a private 4-piece ensuite. Down the hall, you'll find a massive second bedroom, another full 4-piece bathroom, and the convenience of upstairs laundry. Keep your vehicles clean and warm in the double attached garage. Bonus: the carpets will be replaced prior to possession!