

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

1706, 280 Williamstown Close NW Airdrie, Alberta

MLS # A2259989



\$374,800

Milliamatawa

Division:	williamstown			
Type:	Residential/Five Plus			
Style:	3 (or more) Storey			
Size:	1,470 sq.ft.	Age:	2015 (10 yrs old)	_
Beds:	2	Baths:	2 full / 1 half	_
Garage:	Double Garage Attached, Tandem			
Lot Size:	0.04 Acre			
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped, Level, Low Maintenance Lar			

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Laminate Roof: Condo Fee: \$390 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Stone, Vinyl Siding, Wood Frame R2-T Foundation: **Poured Concrete Utilities:**

Features: Breakfast Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions:

N/A

HOME SWEET HOME! Welcome to this exceptionally upgraded, ORIGINAL OWNER 3 storey Townhouse situated in a well-managed complex in Williamstown in amazing Airdrie! This is an incredible opportunity for investors, first-time home buyers and downsizers alike. Heading inside you will fall in love with the beautifully maintained, open concept layout offering nine foot ceilings, gleaming laminate flooring, 2 bedrooms, 2.5 bathrooms and 1,470+ SQFT of upscale living space throughout. The main floor offers a bright foyer, utility room with ample storage space and a double attached tandem garage. The 2nd floor features a large formal dining area with access to the spacious deck, gourmet chef's kitchen highlighted by a massive center quartz island/eating bar, quartz countertops, stainless steel appliances, sun-drenched living room with a modern electric fireplace and a 2 piece vanity bathroom. Upstairs contains a laundry room, a great-sized bedroom, spacious primary bedroom with a walk-in closet perfect for all your needs and a gorgeous 4 piece ensuite bathroom. Outside, there is visitor parking, a double attached tandem garage and the large back deck that is perfect for bbg'ing and entertaining on sunny days. This PET FRIENDLY complex (with board approval) is steps from a park/green space, pathways, shopping, restaurants, schools, public transportation, parks, easy access to Highway 2 and a quick drive to Calgary. Don't miss out on this exciting opportunity for investors and home buyers alike. This home is a MUST VIEW! Book your private viewing today!