



GRASSROOTS
REALTY GROUP

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**1706, 280 Williamstown Close NW
Airdrie, Alberta**

MLS # A2259989



\$389,800

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 Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	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 bbqing 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!