



GRASSROOTS
REALTY GROUP

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401, 280 Williamstown Close NW
Airdrie, Alberta

MLS # A2260046



\$414,900

Division:	Williamstown		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,529 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Stone Counters, Walk-In Closet(s)

Inclusions: 2 garage door openers, Fridge, gas range, washer/dryer, microwave, microwave hood fan, dishwasher, remotes for fans, Mounted fireplace with remote

Visit REALTOR® website for additional information. Welcome to this stunning and spacious 3-bedroom (with an option for a future 4th bedroom on the lowest level, which is currently a flex room...you have to see it to understand how awesome this floorplan is for functionality). There is 4 bathrooms total! One of the few end-units ON THE MAIN ROAD (so there's plenty of parking between the parking pad, garage & on road). Located in the heart of the family-friendly neighborhood of Williamstown, Airdrie. This beautifully designed home perfectly blends functionality, modern neutral finishes, and a low-maintenance lifestyle—ideal for families, first-time buyers, or anyone looking to simplify without compromising on space or style. The ground level offers a fully developed flex room, full bathroom, furnace room & hall with installed shoe racks leading to the garage. This entire ground-level space is perfect for a home office, gym, or living area for a college student, complete with large windows, and a convenient full bath & direct access to the double attached garage. The open-concept main floor is flooded with natural light from the numerous large windows all of which are fitted with vertical blinds throughout. The main living space offers a welcoming layout with a spacious living room and south facing deck. A dedicated dining area, and a modern kitchen featuring ample cabinetry, quartz counter-tops, and a huge island—ideal for entertaining or meal prep & gorgeous stainless steel appliances—including a gas stove/oven. The gas range (oven) comes with a built-in temperature probe. Upstairs, you'll find three generous bedrooms (all with double racking in closets--doubles your closet space!), including a spacious master bedroom & ensuite with a spacious walk-in closet. A full bathroom accompanies the 3rd level bedrooms & loads of natural lighting

throughout. Located in Williamstown with walking paths, green spaces, schools, and local amenities just minutes away. Easy access to the highway & back roads if you want to skip traffic or hop on one of the pathways & ride your bike! This community is AMAZING. Enjoy the ease of condo living without sacrificing the space and comfort of a traditional home. Get this well-kept end-unit before its gone! Truly one-of-a kind with easy location on the main road for additional parking!