



GRASSROOTS
REALTY GROUP

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39 Williamstown Landing NW
Airdrie, Alberta

MLS # A2261065



\$739,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

A Rare Find in Williamstown — Backing onto Nature with Beautiful, Peaceful Views! Welcome home to this wonderfully cared-for 2-storey walkout in the friendly community of Williamstown. This is a true gem—backing right onto an Environmental Reserve, with a nice big back yard and you’ll never have to worry about rear neighbours! Enjoy open, west-facing views and quiet evenings surrounded by nature, right from your own backyard. Inside, you’ll find a bright, open main floor that’s perfect for everyday living and entertaining. Gleaming hardwood floors, 9’ ceilings, and a cozy gas fireplace make the living area warm and inviting. The kitchen offers plenty of space to cook and gather, with granite countertops, lots of cupboards, and a large island that’s perfect for snacks, homework, or catching up over coffee. The sunny dining nook looks out toward the reserve, and the adjoining patio is ideal for morning coffees or summer BBQs. A handy main-floor laundry area and a stylish half bath add extra convenience. Upstairs, you’ll love the spacious bonus room with vaulted ceilings and big, bright windows—a perfect spot for movie nights, a kids’ play area, or even a home office. The primary bedroom feels like a retreat, complete with a walk-in closet, vaulted ceiling, and a relaxing ensuite that includes a soaker tub, glass shower, and double sinks. Two more generous bedrooms and a full 4-piece bath complete the upper floor. More features to love: Central A/C to keep you cool in the summer. Gas hook ups, outside, both up and lower levels for your bbq and it is wired for a hot tub on the lower level. Custom roller blinds throughout (blackout or light-filtering options) Epoxy-coated garage floor—durable, clean, and great-looking The walkout basement is partly finished with framing, electrical, and flooring

already done—just waiting for your finishing touches to make it your own. This home has everything you need: comfort, space, a peaceful location, and unbeatable views. It's the perfect place for your family to grow and make lasting memories.