



GRASSROOTS
REALTY GROUP

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4103, 1001 8 Street NW
Airdrie, Alberta

MLS # A2265743



\$368,000

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,183 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Paved, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Treed		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: \$ 277

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: N/A

Open House - Sunday, Oct 26 from 2-4 PM. Exceptional value to be found in this stylish and well-maintained townhome. Walking inside, the bright and open main floor is filled with natural light, creating a warm and welcoming atmosphere. The living room offers a comfortable place to unwind with open sightlines throughout the main level. The kitchen is both beautiful and functional, featuring an abundance of counter space, stainless steel appliances, shaker-style cabinetry, and a walk-in pantry for extra storage. A raised breakfast bar provides a perfect spot for casual meals or morning coffee, while the dining area is ideal for family and entertaining. A two piece bath adds convenience. Step outside to the back deck for effortless summer barbecues, backing onto green space. Upstairs, you'll discover a spacious primary suite with a 3 piece ensuite and a large closet. Two additional bedrooms and a 4 piece bath complete this level. The unfinished basement is ideal for storage with laundry on this level also. There is one assigned stall and many common stalls in this complex available on a first come, first serve basis. Perfectly situated, you're just a 12-minute walk to Heron's Cross Elementary School and steps from Williamstown's 60-acre protected environmental reserve — a serene setting with parks, ponds, playgrounds, pedestrian bridges, and scenic walking trails that wind along Nose Creek. This is a very well run complex that offers low-maintenance living. Pet-friendly, allowing up to 2 animals per home.