



GRASSROOTS
REALTY GROUP

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

2002, 1001 8 Street NW
Airdrie, Alberta

MLS # A2274337



\$445,000

Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,526 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Reasons to love this home: 1. Double Attached Garage 2. Brand New Fully Finished Basement 3. South Facing Deck 4. Steps from the Williamstown Reserve 5. Close to Herons Crossing School (K-8) Tucked into the Trails of Williamstown, you're steps from the 60 Acre Environmental Reserve, with creeks and walking and biking paths that wind through the neighbourhood, and Herons Crossing School is just a quick walk away. Be sure to check out the Woodside Golf Course and Alexanders Restaurant, both within walking distance! Ducts were just professionally cleaned! Inside, the layout feels open and welcoming, with a fireplace to cozy up around and a kitchen that has granite counters and warm wood cabinets. You will love the South Facing Sun on your back deck. Off the Kitchen is your conveniently located double attached garage. Upstairs you'll see the Primary Bedroom with a 4-Piece Ensuite (Soaker Tub for those long days), 2 more bedrooms, another full bath, and laundry right where you need it. The basement is brand new, professionally finished (with permits) and adds a bright and spacious rec room, a fourth bedroom, and another full bath (stunning tiled shower with glass door) — perfect for guests, teens, or movie nights. It's an easy place to feel at home — and even easier to get wherever you're going, with quick access to shopping and the highway for commuters.