



**GRASSROOTS**  
REALTY GROUP

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2202, 1001 8 Street NW  
Airdrie, Alberta

MLS # A2275378



**\$430,000**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Environmental Reserve		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 409
<b>LLD:</b>	-
<b>Zoning:</b>	R2-T
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully maintained townhouse ideally located across from scenic pathways and an Environmental Reserve, offering a peaceful setting with everyday convenience. Step inside to a warm and inviting main level featuring hardwood flooring throughout, a comfortable living room with a gas fireplace, and a well-appointed kitchen designed for both function and style. The kitchen showcases granite countertops, stainless steel appliances with a gas stove, abundant cabinetry, and a pantry, while the generous dining area easily accommodates a full-size table—perfect for hosting and family meals. Upstairs, the layout is both practical and spacious. The primary bedroom features his-and-hers closets and a private ensuite with a soaker tub and separate shower. Two additional bedrooms, a full 4-piece bathroom, and upper-level laundry complete this level. The lower level offers three large sunshine windows and excellent potential for future development. The basement is partially finished and already framed with a half bath installed, making it easy to complete the space as a home office, gym, or recreation area. Additional highlights include a new high-efficiency furnace, three ceiling fans, and a double attached garage with a tiled floor and interior water tap—ideal for easy clean-ups and added convenience. Pet-friendly with board approval (restrictions apply), this well-located and thoughtfully designed home is a fantastic opportunity to enjoy comfort, space, and access to nature—all in one place.