



**GRASSROOTS**  
REALTY GROUP

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**504, 1086 Williamstown Boulevard  
Airdrie, Alberta**

**MLS # A2275453**



**\$414,999**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Guest, Shared Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Storage		

**Inclusions:** Stove, Refrigerator, Dishwasher, Microwave, Hood fan, Washer, Dryer, Window Coverings, Garage Door Opener

Welcome to this bright and spacious 3-bedroom, 2.5-bathroom townhome in the highly sought-after Williamstown community. This home boasts a well-maintained, open-concept layout that's perfect for modern family living, filled with natural light and thoughtfully designed spaces. The main living area flows seamlessly, creating an inviting space for entertaining, family dinners, or cozy evenings at home. Step out onto the private balcony overlooking the complex, an ideal spot to watch the kids ride their bikes in the summer, build snowmen in the winter, or simply enjoy your morning coffee while taking in the peaceful surroundings. This home is part of a friendly, welcoming neighborhood, where neighbors look out for one another and children can safely play outdoors. Nature lovers will also enjoy being just steps away from the Williamstown Nose Creek Preserve, perfect for morning walks, evening strolls, or weekend adventures with the family. The location is extremely convenient, with schools, shopping centers, and amenities all within walking distance, and a short drive to major roads and Deerfoot Trail for quick access across the city. Whether you're a growing family seeking a home that balances space and lifestyle, or an investor looking to expand your portfolio, this property offers endless possibilities. Don't miss the opportunity to make this charming and versatile townhome your own!