



GRASSROOTS
REALTY GROUP

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**1205, 280 Williamstown Close NW
Airdrie, Alberta**

MLS # A2275745



\$365,000

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,480 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Best Value Williamstown Has to Offer! This immaculate and beautifully maintained townhome showcases an attached tandem two-car garage and an inviting open-concept layout filled with natural light. Start your mornings with coffee on the east-facing balcony and enjoy the perfect blend of comfort and style throughout. The modern kitchen features an extra-long island, quartz countertops, and stainless steel appliances—ideal for entertaining family and friends. The bright living room offers an elegant electric fireplace, adding both warmth and sophistication, while a convenient half bath completes the main floor. Upstairs, you’ll find brand new carpet, two generous bedrooms, and a convenient laundry area with a stackable washer and dryer. The spacious primary suite includes a walk-in closet and a luxurious ensuite with dual sinks. Located just minutes from shopping, restaurants, and Heron’s Crossing School, and close to Woodside Golf Course with easy access to Highway 2—this home truly has it all. Call your favourite realtor to book a showing today!