



GRASSROOTS
REALTY GROUP

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**370 Williamstown Green NW
Airdrie, Alberta**

MLS # A2277576



\$765,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,216 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

OPEN HOUSE Saturday January 10th 1-4pm. 370 Williamstown Green is a beautifully upgraded walkout home tucked into a quiet cul-de-sac with stunning west-facing views over Nose Creek Park—ideal for families seeking space, privacy, and comfort. The main floor features a welcoming entry past a private home office into an open-concept living space with gas fireplace, large windows, and higher ceilings throughout. The chef's kitchen offers upgraded stainless steel appliances, a gas cooktop, large island with breakfast bar, walk-through pantry, built-in vacuum kick plate, and natural gas hookup to the upper patio—perfect for entertaining. Double doors open to a sunny west-facing deck overlooking the landscaped backyard. Upstairs, enjoy a bright bonus room, a spacious primary retreat with extended layout, spa-inspired ensuite, and walk-in closet, plus two generous additional bedrooms, a full bath, and convenient upper laundry. The fully finished walkout basement adds a fourth bedroom, third full bathroom, wet bar, and large entertainment space opening to a covered patio with natural gas hookup—hot tub ready and ideal for game days or relaxing evenings. NOTABLE UPGRADES include: triple-pane eco-finish windows throughout, 2-stage central A/C, built-in vacuum, wired security and speaker system, higher ceilings on all levels, extended rear foundation for added square footage, finished garage with epoxy flooring, sealed driveway, hot/cold exterior taps on both sides, built-in Christmas light outlet, and extensive low-maintenance landscaping with fruit trees. Located in northwest Airdrie with quick access to Veterans Way and the highway—without the congestion—this truly turn-key home is ready to enjoy. Book your private showing today.

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