



GRASSROOTS
REALTY GROUP

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

49 Williamstown Green NW
Airdrie, Alberta

MLS # A2281113



\$599,900

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,924 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

Located in the quiet community of Williamstown, this is the perfect family home that you have been waiting for. This 2 story home with double attached garage boasts pride in ownership from the moment you walk in the door. The main entry is stunning with **HARDWOOD** floors and a stunning staircase with black iron spindles. The main floor offers an **OPEN CONCEPT** living area with an abundance of natural sunlight. The kitchen features **GRANITE** counters, stainless steel appliances and a **WALK THROUGH PANTRY**. Off the Dining room you have access to your amazing **SOUTHWEST** fully fenced backyard, there is plenty of room for the kids, dogs, BBQing and raised garden boxes to give your green thumb a go. Hot summer days are ahead but no worries as this home comes with **CENTRAL AIR CONDITIONING!** Head upstairs and find a massive **BONUS** room that is separate from the bedrooms giving you extra privacy. Convenient upstairs laundry is located outside all the bedrooms for practical everyday functioning. The Primary bedroom is your very own oasis, easily fits a King bed , has a 5 piece ensuite with **DOUBLE VANITY**, a **SOAKER TUB**, a **WALKIN** Shower and a Walk in Closet! The basement is unspoiled with two egress windows, and bathroom rough in so that you can make it your own! This location is prime, you are walking distance to a K-9 school, and there are endless walking/bike paths. Do not miss this opportunity and book your showing **TODAY!**