



**49 Williamstown Green NW  
Airdrie, Alberta**

**MLS # A2281113**



**\$599,900**

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

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