



**93 Williamstown Green NW  
Airdrie, Alberta**

**MLS # A2281243**



**\$745,000**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,213 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, French Door, Granite Counters, Kitchen Island, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** IKEA units in a primary walk-in closet, Frame TV in a main floor living room, Movie projector and screen in the basement, Gas heater in the garage, Alarm/security system

Stunning, custom-built, fully air-conditioned 2-storey, non-smoking home featuring 4 bedrooms (3+1), 3.5 bathrooms, and a professionally developed, fully permitted basement completed by the original builder. Located in a prime cul-de-sac on a west-facing pie-shaped lot, this property also sides onto a beautifully treed park and is within walking distance to the school. **MAIN FLOOR HIGHLIGHTS:** &mdash; Oak charcoal hardwood installed on the diagonal &mdash; 9' ceilings &mdash; Oversized, beautifully designed kitchen &mdash; Carrington lighting package &mdash; Central island with granite countertops &mdash; Stainless steel appliances, including a gas stove &mdash; Extra height cabinetry &mdash; Walk through pantry &mdash; Designer fireplace with built in shelving and a Frame TV that displays artwork when not in use &mdash; Main floor office &mdash; Custom interior doors. **UPPER LEVEL:** &mdash; Oversized bonus room with vaulted ceiling &mdash; Two generously sized bedrooms &mdash; Large primary suite with walk-in closet, including additional IKEA closet storage units &mdash; Two full bathrooms, including a luxurious 5-piece ensuite &mdash; Convenient second-floor laundry room. **PROFESSIONALLY DEVELOPED BASEMENT:** &mdash; Spacious family room that converts into a theatre room in seconds &mdash; Built-in projector and large screen included &mdash; Additional bedroom, perfect for guests, teens, or extended family &mdash; Full 4-piece bathroom accessible from bedroom and hallway &mdash; Large furnace room with room for storage &mdash; Extra under-stairs storage room. **OUTDOOR FEATURES:** &mdash; A gardener's dream yard with mature trees and shrubs &mdash; Large new deck with Trex Enhance composite decking &mdash; Remote-controlled awning for added comfort. **ADDITIONAL**

PERKS: &mdash; Fully finished and heated garage &mdash; Impeccably maintained home offering exceptional value. This home isn't just well built &mdash; it's been cared for, upgraded, and loved.