



**GRASSROOTS**  
REALTY GROUP

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**703, 1086 Williamstown Boulevard NW**  
**Airdrie, Alberta**

**MLS # A2281960**



**\$409,900**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Tandem		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 304
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Electric fireplace

Low maintenance lifestyle living here, w/ quick access to outdoor active living. Entrance way spacious and plus amazing thick newer carpet starting on the stairs. Main floor is perfect for entertaining, being open concept, w/ an abundance of natural lighting. Cozy living room w/ large windows and electric fireplace plus brand new ceiling fan. Massive eat up island, space for all to gather around, w/ granite countertops. Modern pendulum lighting & newer luxury vinyl planking throughout this level. Convenient powder room. Dining room has plenty of space for entertaining, & an unobstructed view of the courtyard. Deck is good sized for enjoying those summer evenings. Laundry facilities are favorably located on the upper level. Master ensuite has double sinks, oversized walk in shower & walk in closet. Carpeting that is throughout is newer, lush and feels amazing on your feet. Tandem parking in this garage, plenty of storage space, plus parking on the driveway. Access to the small fenced yard from the garage. Heron's Crossing Elementary School is just a walk across the street. 60 acres of protected environmental reserve, parks, ponds, playground, bridge, plus miles of trails along Nose Creek are a stones throw away.