



**382 Williamstown Green NW
Airdrie, Alberta**

MLS # A2282833



\$740,000

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|------------------|---|---------------|-------------------|
| Division: | Williamstown | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,124 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Faces Front | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Dog Run Fenced In, Environmental Reserve, | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

**** Open House Saturday March 21 2-4pm**** A fully finished WALK-OUT BASEMENT home backing directly onto an ENVIRONMENTAL RESERVE, offering uninterrupted views of protected green space, winding pathways, and the natural beauty of Nose Creek right behind your backyard. Tucked away on a QUIET CUL-DE-SAC, this impressive home offers over 3,000 square feet of living space, 4 bedrooms, and 3.5 bathrooms, perfectly designed for families who want space, privacy, and a connection to nature. Step inside and immediately appreciate the bright, open layout with large windows that frame the environmental reserve and flood the home with natural light. The main floor is ideal for everyday living and entertaining, with generous living and dining areas that flow seamlessly toward the back of the home, where those views truly shine. The kitchen overlooks the reserve, making morning coffee and family meals feel like a retreat. The main floor also features a nice flex space at the front of the home that could be used as an office space, play space, etc... Upstairs, you'll find 3 large bedrooms, including a private primary suite complete with a 5-PIECE EN-SUITE, and a large walk-in closet. Also, up here you'll find the huge bonus room with Extra High Ceilings and large South facing windows. The fully finished walk-out basement adds incredible versatility, featuring a fourth bedroom, additional bathroom, and flexible living space that opens directly to the backyard and reserve beyond. If you've been searching for an Airdrie home backing onto green space, this is a must-see.