



**GRASSROOTS**  
REALTY GROUP

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**2001, 280 Williamstown Close NW  
Airdrie, Alberta**

**MLS # A2284166**



**\$435,000**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Landscaped, Level, Street Lighting		

**Heating:** Forced Air  
**Floors:** Laminate, Tile  
**Roof:** Asphalt Shingle

**Basement:** None  
**Exterior:** Wood Frame  
**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

**Water:** -  
**Sewer:** -  
**Condo Fee:** \$ 420

**LLD:** -  
**Zoning:** R2-T  
**Utilities:** -

**Inclusions:** NA

Welcome to this beautifully maintained three-level townhouse in the desirable community of Williamstown in Airdrie, offering 1,718.22 sq ft of well-designed living space, a functional layout, and a rare double attached garage. The ground-level entry provides a welcoming first impression with durable flooring and a bright, practical layout. This level features a spacious office space—ideal for guests, a home office, or multi-generational living—along with a full 3-piece bathroom, offering excellent flexibility and privacy. The main living level showcases an inviting open-concept floor plan designed for both everyday living and entertaining. The kitchen is the heart of the home, featuring quartz countertops, dark cabinetry, stainless steel appliances, a classic subway tile backsplash, and a large central island with seating. The kitchen flows seamlessly into the dining area and spacious living room, where a contemporary electric fireplace adds warmth and style. Large windows flood the space with natural light, and sliding doors lead to a private balcony—perfect for morning coffee or evening relaxation. A convenient main-floor powder room completes this level. Upstairs, the home continues to impress with three additional bedrooms, including a generous primary retreat featuring a 4-piece ensuite and ample closet space. A second full bathroom serves the additional bedrooms, while upper-floor laundry adds everyday convenience and efficiency. Outside, enjoy open sightlines and green space views, enhancing both privacy and lifestyle appeal. Located in a well-maintained complex, this home is close to walking paths, parks, schools, shopping, and offers easy access to major commuter routes. This move-in-ready townhouse delivers the perfect blend of space, comfort, and location—ideal for families, professionals, or investors seeking a low-maintenance lifestyle in one of

Airdrie's most welcoming communities.