



GRASSROOTS
REALTY GROUP

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1112 Williamstown Boulevard NW
Airdrie, Alberta

MLS # A2284725



\$549,900

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,595 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Environmental Reserve, Front Yard, Fruit		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, See Remarks		

Inclusions: Window coverings, Shed, playhouse/platform, garden boxes and wooden fencing

Welcome to this beautifully maintained, original-owner home, perfectly situated on a quiet CORNER LOT beside a scenic WALKING PATH. Thoughtfully designed and ideally located, it's just STEPS from a SCHOOL, PLAYGROUND, POND, PARK, and a protected nature preserve. Inside, the 9-ft ceilings and open floor plan create a bright, welcoming atmosphere. The main level includes a versatile OFFICE/DEN, a modern kitchen with STAINLESS STEEL APPLIANCES that flows seamlessly into the dining area, and a comfortable living room centered around a cozy FIREPLACE. A convenient powder room and a well-organized mudroom, with both a closet and pantry, add everyday practicality. The backyard offers a generous outdoor space with a huge DECK, SHED, playhouse/platform, and GARDEN BOXES filled with assorted herbs. As spring arrives, the property comes alive with raspberry and haskap bushes, rose bushes, mountain ash, Bailey's Schubert, Japanese lilac trees, and a charming crabapple tree in the front yard. Upstairs, you'll find three spacious bedrooms and two full bathrooms. Relax with a book in the sitting area next to the window of the primary bedroom, or soak in the tub in the primary ensuite, with dual sinks, and a walk-in closet. A separate upper-level laundry room adds extra convenience. The undeveloped basement features 9-ft ceilings, large windows, and ample room to create additional living space, whether you envision an office, extra bedroom, or a home gym, with mirrors already included. A brand new hot water tank and water softener is also included. Only a quick 20 minute commute to Calgary city limits, this home offers so much value with a wonderful blend of comfort, function, and family-friendly living in a truly inviting setting.

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