



**1174 Williamstown Boulevard NW
Airdrie, Alberta**

MLS # A2294128



\$650,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street		

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

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: N/A

Welcome home to this beautifully maintained detached family residence in the highly sought-after Williamstown neighbourhood in Airdrie! Nestled in a friendly, family-oriented community, this home is perfectly positioned with a large scenic pond and extensive walking trails right nearby, plus direct access to the stunning Nose Creek Preserve for endless outdoor enjoyment. Herons Crossing School is just minutes away, making this an ideal location for families. Inside, you’ll love the warm and welcoming layout featuring a cozy gas fireplace perfect for Alberta evenings. The home offers four generous bedrooms and three full bathrooms, while the fully finished basement provides flexible space for a rec room, home office, or guest suite – with an additional bathroom already roughed-in for easy future completion. Recent 2024 upgrades include an on-demand hot water system for instant comfort and a brand-new heated & wired detached garage that’s ready for vehicles, tools, or hobbies. Step out back to your private deck with a natural gas BBQ hookup – the perfect spot for summer gatherings and relaxing evenings. This is a true turn-key family home in one of Airdrie’s most desirable pockets. Whether you’re raising a family or looking for room to grow, 1174 Williamstown Boulevard delivers everything you’ve been searching for. Book your private showing today – homes like this don’t last long!