



GRASSROOTS
REALTY GROUP

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**1506, 280 Williamstown Close NW
Airdrie, Alberta**

MLS # A2198731



\$390,000

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,490 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Welcome to this bright and spacious move-in ready 3-bedroom, 2.5-bath Townhome with your own 24' garage capable of fitting a full size pick up! Located conveniently within walking distance to restaurants, grocery stores, coffee shops, and public transportation. As you step inside, you'll be captivated by the seamless open concept floor plan. The kitchen is a chef's dream, boasting stunning granite countertops, a convenient breakfast bar, exquisite cabinetry, and sleek stainless steel appliances. **SOME AMAZING UPGRADES RECENTLY DONE! HERE'S A BREAKDOWN:** Freshly painted walls and ceiling New fridge, stacked laundry unit, ceiling fans, kitchen sink faucet, and a new shower head in the Ensuite bathroom Exciting Addition: Professionally converted half of the garage into a 3rd bedroom! The primary bedroom is a true retreat, featuring a spacious walk-through closet leading to the elegant Ensuite. The second bedroom is thoughtfully designed with a second 4-piece bathroom just steps away, providing utmost convenience and privacy for guests or family members. With over 1490 square feet of meticulously designed living space, you'll be amazed by the comfort and style this unit provides. Don't miss the opportunity to witness one of the best locations in the entire complex. Call today to schedule a private showing and experience the pinnacle of upscale living firsthand!