



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**71 Williamstown Landing NW  
Airdrie, Alberta**

**MLS # A2207035**



**\$669,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Williamstown   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,726 sq.ft.   | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.01 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, See Remarks |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | See Remarks, Vinyl Siding, Wood Frame                                    | <b>Zoning:</b>    | R1-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

Welcome to the Beautiful Home! This charming 4-bedroom, 3.5-bath residence is perfectly situated on a desirable corner lot and features a gorgeous backyard, ideal for both relaxing and entertaining. Step inside to find a spacious and inviting layout centered around the gas fireplace. The generously sized dining area is perfect for hosting family gatherings. You'll love the oversized center island, granite countertops, stainless steel appliances, all complemented by a spacious pantry and stylish new light fixtures. An easy access to the freshly painted large deck and tastefully landscaped backyard make indoor-outdoor living a breeze. Whether it's a summer BBQ or a safe place for kids to play, this yard is ready for it all including your very own Hot Tub. Upstairs, the primary suite is a true retreat, a large walk-in closet, and a bright 4-piece ensuite with a glass-enclosed shower and soaker tub. Two additional well-sized bedrooms, a 4-piece bathroom, and convenient upstairs laundry complete this level. The fully finished lower level adds additional living space, including a large family room with a second gas fireplace, a spacious fourth bedroom, and a 3-piece bathroom—perfect for guests or extended family. The oversized double garage is the perfect workshop as its insulated/drywalled, heated with extra attic storage and tons of electrical outlets. Don't miss the opportunity to make this stunning home your own!