



**GRASSROOTS**  
REALTY GROUP

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606, 280 Williamstown Close NW  
Airdrie, Alberta

MLS # A2207542



**\$464,900**

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,724 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Dining Light, Main Floor TV Wall Mount, Master Bedroom Wall Mount, Gym Mirror, Curtain Rods in Bedrooms.Â Ask listing agent to confirm.

Welcome to Williamstown, y'all! This extremely well cared for and maintained END UNIT townhome offers the following from the bottom to the top! MAIN FLOOR: A beautifully designed and executed (by the Sellers) entrance way to start with a home gym that could be a bedroom, office/den, a room for a nanny or whatever you want it to be with a full bathroom on the same level. SECOND FLOOR: A wonderfully spacious open concept floor plan, drenched with natural light, with a big list of inclusions and upgrades, S/S appliances include high-end Miele dishwasher, Samsung chef collection fridge, induction stove and microwave, top of the line blinds, 22 pot lights, laminate throughout south facing balcony, renovated powder room, and an electric tiled-to-the-ceiling fireplace and mantle. THIRD FLOOR: A primary bedroom with a renovated dual vanity, stand up shower ensuite and spacious walk-in closet, two additional bedrooms down the hall, yet another bathroom and upper level laundry to boot! BIG THINGS TO NOTE: A/C (2024), Whole home water filtration system, humidifier, HEATED double attached garage with two additional parking pad spaces and 240V plug. Also, pets are allowed with board approval/restrictions. If you don't know, Airdrie is just 15 minutes north of Calgary, easily accessible via Highway 2, and connects to the city through Deerfoot Trail for a super quick commute. With grocery stores, restaurants and shopping nearby, this home is probably perfect for you and probably won't last long! Book your showing today!!