

# **\$474,700 - 1503, 1086 Williamstown Boulevard Nw, Airdrie**

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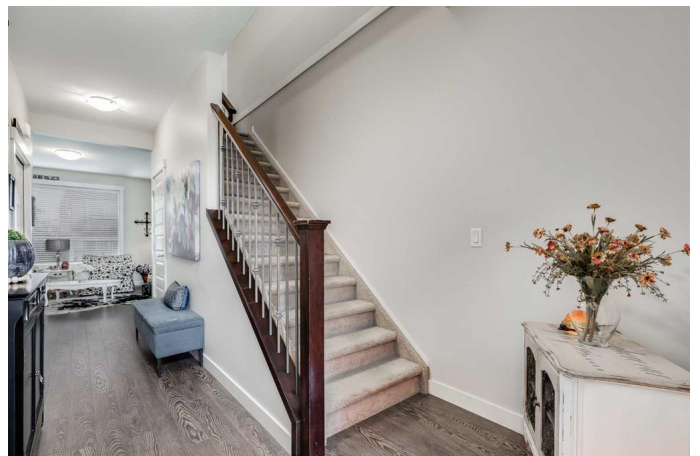
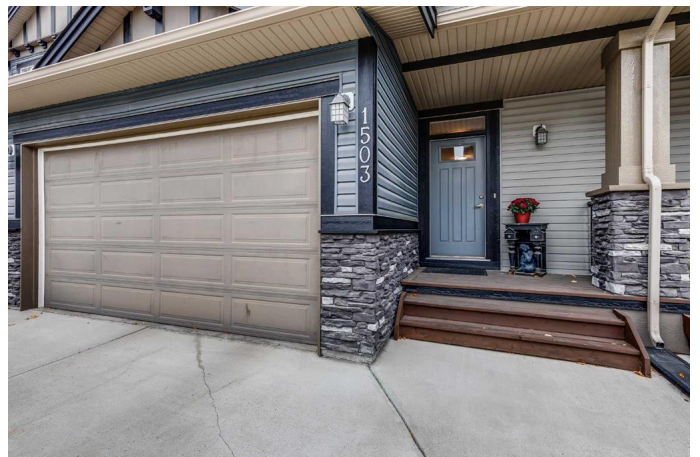
MLS® #A2088292

**\$474,700**

3 Bedroom, 3.00 Bathroom, 1,349 sqft  
Residential on 0.06 Acres

Williamstown, Airdrie, Alberta

Welcome to this immaculate and beautifully maintained home, where quality and comfort meet. The property boasts a walkout basement that backs onto an expansive greenspace. Step inside, and you'll immediately be greeted by the spacious, well-appointed kitchen. Its maple cabinets and granite countertops are not only elegant but also highly functional. The kitchen also features a generously-sized built-in pantry, ensuring that storage space is never an issue. The main floor of the home showcases a cozy gas fireplace, creating a warm and inviting atmosphere for you to unwind and entertain. There's ample room, making it the ideal place to gather with family and friends. From the back deck, you can soak in the serene views of the park, complete with Nose Creek meandering through. Moving upstairs, you'll discover a truly luxurious master suite. It includes a spacious bedroom and a full 5-piece spa-like ensuite, where you can indulge in relaxation and rejuvenation. Additionally, there are two more bedrooms on this level, along with a convenient 4-piece bathroom. The upper floor also boasts the convenience of a laundry area, making chores a breeze. For those who value convenience, the double attached garage offers a secure and sheltered place to keep your vehicles. No need to worry about the elements. This home's location is superb. It's within walking distance



of playgrounds and Herons Crossing School (K-8), making it an ideal choice for families. Public transit options are readily available, and you're never far from shopping and dining opportunities. If you're a golf enthusiast, the Woodside golf course is just a mere 600 meters away. This is a home that exudes pride of ownership, having been lovingly cared for by a single owner. It's in move-in condition, making it the perfect place for you to start the next chapter of your life. Don't miss the opportunity to make this wonderful property your own.

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2088292      |
| Price          | \$474,700     |
| Sold Price     | \$470,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,349         |
| Acres          | 0.06          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 1503, 1086 Williamstown Boulevard Nw |
| Subdivision | Williamstown                         |
| City        | Airdrie                              |
| County      | Airdrie                              |
| Province    | Alberta                              |
| Postal Code | T4B 3T9                              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan                                                          |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Unfinished, Walk-Out                                                                                      |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | None                                    |
| Foundation        | None                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | October 19th, 2023  |
| Date Sold      | December 30th, 2023 |
| Days on Market | 71                  |
| Zoning         | R2-T                |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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