

\$399,900 - 1002, 280 Williamstown Close Nw, Airdrie

MLS® #A2115134

\$399,900

3 Bedroom, 3.00 Bathroom, 1,378 sqft

Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

***OPEN HOUSE SUNDAY MARCH 17th**

1:00pm - 3:00. This is IT! Welcome to Airdrie

- where you can find a spacious 3 bedroom,

2.5 Bathroom townhome listed under

\$400,000! Located in the beautiful community

of Williamstown. Did I mention the TANDEM

DOUBLE garage attached?! Use for parking

TWO vehicles - or take advantage of the

space for STORAGE or motorcycles etc. With

the ability to park a vehicle on the driveway,

visitor parking in front of unit - and street

parking close by - no one will be without a

spot! The main floor offers an OPEN concept

living space with laminate flooring - with a nice

sized balcony just off the kitchen. Gas line for

your BBQ - enjoy many meals here! Your

kitchen is well equipped. Island with seating

makes the perfect breakfast spot or ideal for

guests to hang out in this space. Stainless

steel appliances. Stone counters. Plug in the

island - you are well equipped here for every

meal! Convenient 2 piece bath on this level as

well. Transition into the OPEN CONCEPT

dining/living - and there is a second area for

stools! You will love entertaining here! Small

nook in kitchen area that can be used as a

bar, office/homework space or more storage.

The HUGE SOUTH facing windows - mean

this room is filled with natural light. High 9'

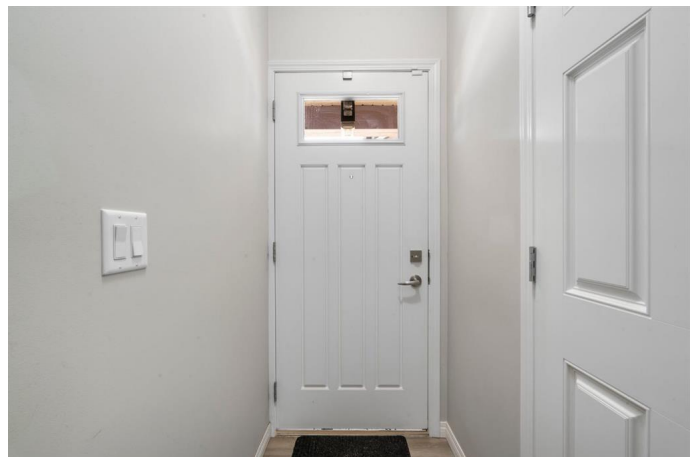
ceilings also make this unit FEEL bigger! Have

a big family or loads of friends? Seat them in

this dining space with ease. Enjoy hanging

out and watching TV? Perfect spot for a TV -

OVER the fireplace (plug and spot for cords



here). The fireplace adds just the perfect amount of warmth and ambiance. Transition to the top floor and find THREE bedrooms. This unit is great for families, room mates or guest/office/gym space! Your laundry is located conveniently on the TOP floor!!!! The primary bedroom is nicely sized - offers a walk in closet and a four piece bath. Enjoy all the counterpace and TWO sinks! Garage is drywalled and insulated and has windows PLUS a handy fold out storage rack! Low condo fee of \$341.00/mth - includes water! Williamstown is an award winning Master Planned Community. Designed to embrace its natural environment and with sustainability in mind, over 60 acres of Williamstown was dedicated to parks and open greenspaces. Ponds, pathways, bridges, parks and playgrounds all designed to promote a connection to nature in this spectacular setting. Commitment in this area to showcasing the heritage inspired architecture. Short Drive from schools, playgrounds, shopping, amenities and GOLF - making it a desirable place to call home - or even have as an investment property! Herons Crossing School (K-8 public) is a 5 minute walk! 25 mins to Calgary Airport. 25 mins to Downtown Calgary = great place to commute! VACANT and ready for quick possession. Pet friendly with board approval. Start enjoying the Airdrie lifestyle now!!!!

Built in 2015

Essential Information

MLS® #	A2115134
Price	\$399,900
Sold Price	\$410,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,378
Acres	0.04
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1002, 280 Williamstown Close Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4B6

Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Guest, On Street, Tandem

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 27th, 2024
Days on Market	12
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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