

# \$719,900 - 3 Williamstown Landing Nw, Airdrie

MLS® #A2168307

**\$719,900**

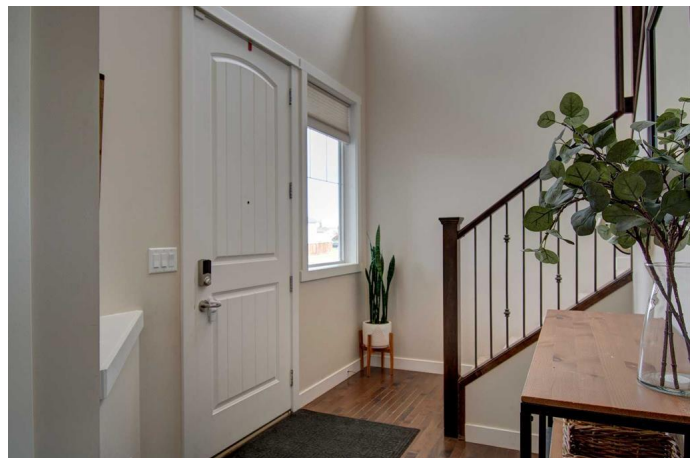
4 Bedroom, 4.00 Bathroom, 2,213 sqft

Residential on 0.12 Acres

Williamstown, Airdrie, Alberta

Opportunity knocks! Located in the sought-after community of Williamstown, this home is situated on a corner lot, backs on to the ENVIRONMENTAL RESERVE, and is walking distance to Herons Crossing School through the many neighbourhood walking paths. With over 3,000 sq ft of developed living space, it is perfect for any family. Upon entering you are greeted by an open floor plan, hardwood floors, and neutral décor. The kitchen is bright and open and includes lots of cabinet and counter space, a walk-in pantry, and large dining area with doors leading to the SOUTH facing deck with amazing views of the reserve and LOW MAINTENANCE turf yard. The living room is spacious with large windows and gas fireplace as a focal point. The high ceilings and transom windows make the main level feel open and bright and the southern exposure provides natural light all day long. Off the living room you will find double doors opening to a main floor office with plenty of space for the perfect work-from-home set up. Down the hall is a laundry room that connects to the double attached garage and a powder room to complete the main level.

The upper-level features three bedrooms, one of which is the HUGE primary with South and East facing windows, high ceilings, a gorgeous window seat, walk-in closet, and a huge 5-piece ensuite with dual sinks and water closet. Two secondary bedrooms, a 4-piece bath, and an open and cozy bonus room



complete the upper level.

The basement is fully finished with a 4th bedroom, full bathroom, extra storage space, and a beautifully developed rec room with big windows and plenty of space for a home theatre set up and games area. With so much room to spread out, this is the perfect setup for any family feeling like they need more space. Schedule your private viewing or stop by the open house to see all this home has to offer.

Built in 2010

### **Essential Information**

MLS® #	A2168307
Price	\$719,900
Sold Price	\$701,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,213
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	3 Williamstown Landing Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0S2

### **Amenities**

Amenities	Other
-----------	-------

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2024
Date Sold	October 31st, 2024
Days on Market	34
Zoning	R1
HOA Fees	50.00
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.