

# **\$475,000 - 503, 1086 Williamstown Boulevard Nw, Airdrie**

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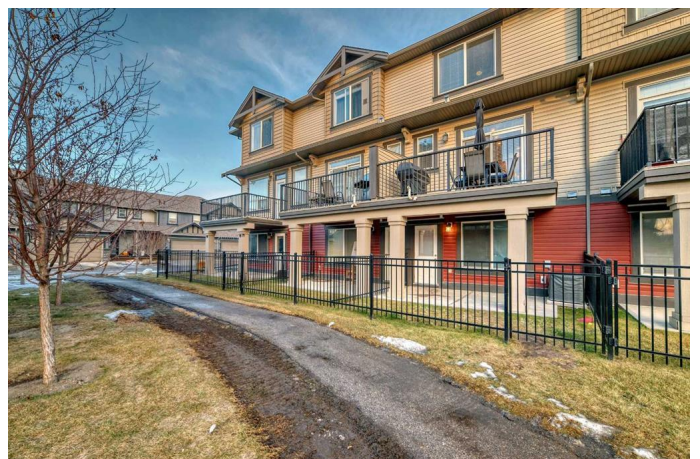
MLS® #A2184306

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,360 sqft  
Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

Welcome to 503-1086 Williamstown Blvd, a beautifully maintained 3-story townhouse located in the desirable neighborhood of Williamstown. With 1360 sq ft of thoughtfully designed living space, this home offers 3 spacious bedrooms, 2.5 bathrooms, and modern, open-concept living space. The main floor is enhanced with 9' ceilings, laminate flooring, and a kitchen that features granite countertops, stainless steel appliances, espresso cabinetry, large center island, a raised eating bar, and access to a West facing balcony with a BBQ line – perfect for year round gatherings. The adjacent dining room features a stunning feature wall, while the living room is highlighted by custom-built shelving and a cozy electric fireplace. The updated powder room on the main floor adds a touch of elegance with a new vanity, modern fixtures, and stylish gold wallpaper. Upstairs, the primary bedroom offers a serene retreat with ample space, a walk-in closet, and a newly renovated 4-piece ensuite with a beautiful new shower surround, bronze fixtures, and dual sinks. Two additional bedrooms and a 4-piece bathroom are also located on the upper level, along with a convenient stacked laundry. Enjoy the comfort of Central AC, ceiling fans in all bedrooms and the living room, and brand-new carpeting throughout the home. The bathrooms have been updated with new vinyl flooring, and



fresh paint and new lighting brighten every room. The double attached tandem garage provides access to the front west-facing gated patio, a perfect space for pets or outdoor relaxation. Some homes in the area have even converted part of the garage into an office or flex room for added versatility. Located just across from Heron Crossing School (K-9), this home is nestled within a vibrant community with easy access to the Williamstown Environmental Reserve and its picturesque walking paths. With low condo fees, this townhouse offers the perfect balance of modern convenience, outdoor beauty, and family-friendly living.

Built in 2013

### Essential Information

MLS® #	A2184306
Price	\$475,000
Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	503, 1086 Williamstown Boulevard Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 3T8

## Amenities

Amenities Trash, Visitor Parking, Playground, Park

Parking Spaces 3

Parking Double Garage Attached, Additional Parking, Driveway, Enclosed, Tandem

## Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Built-in Features, Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Dryer, Freezer, Garage Control(s), Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Basement None

## Exterior

Exterior Features Balcony, BBQ gas line, Courtyard, Private Entrance

Lot Description Low Maintenance Landscape, Landscaped, Level, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete, Slab

## Additional Information

Date Listed December 22nd, 2024

Date Sold January 16th, 2025

Days on Market 25

Zoning R2-T

HOA Fees 0.00

## Listing Details

Listing Office Century 21 Masters

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