

\$475,000 - 3202, 1001 8 Street Nw, Airdrie

MLS® #A2188266

\$475,000

3 Bedroom, 4.00 Bathroom, 1,549 sqft

Residential on 0.06 Acres

Williamstown, Airdrie, Alberta

Beautiful 3 bedroom townhouse with an insulated and drywalled attached garage and a walkout basement! Ideally located just a 12 minute walk to Heron's Cross Elementary School as well as the 60-acre Williamstown's protected environmental reserve with parks, ponds, playgrounds, pedestrian bridges and miles of nature trails that wind along the calm waters of Nose Creek. Then come home to a quiet sanctuary with ample space for your family to grow. The open concept design is highlighted by durable laminate flooring and abundant natural light. Put your feet up and relax in front of the focal fireplace flanked by shelving in the inviting living room while extra windows showcase backyard and nature views. Culinary adventures are inspired in the beautiful kitchen featuring granite countertops, a gas stove, a plethora of cabinetry and centre island with breakfast bar seating. Adjacently, a large dining room has ample space for family meals and entertaining or head out to the back deck and enjoy causal barbeques and lazy weekends lounging in the warmer months. Retreat at the end of the day to the primary bedroom on the upper level and feel spoiled daily thanks to the dual closets and lavish 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are also spacious and bright, sharing the 4-piece main bathroom. The walkout basement is partially complete with lots of time for your creative design ideas plus



another full bathroom. Walk out to the privately fenced backyard that currently backs onto private farmland with often appearances of deer, owls and even the occasional moose! Thanks to the incredible corner lot this home is surprisingly quiet with not much traffic. Outstandingly situated in an unbeatable location within a fantastic community that is immersed in nature yet close to every amenity. Come see for yourself!

Built in 2012

Essential Information

MLS® #	A2188266
Price	\$475,000
Sold Price	\$462,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,549
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3202, 1001 8 Street Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0W5

Amenities

Amenities	Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Granite Counters, Walk-In Closet(s), Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Garage Control(s), Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Walk-Out, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Date Sold	February 24th, 2025
Days on Market	39
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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