

803, 280 Williamstown Close NW
Airdrie, Alberta

MLS # A2280203



\$372,000

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,511 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Vinyl Windows		
Inclusions:	N/A		

****Open House Sat/Sun Feb 21 & 22 1-3pm**** Bright and open 2-bedroom townhome in the community of Williamstown. An excellent value with condo fees that include the Airdrie monthly water and sewer bill. Before you enter you'll notice the playground right beside the home, and the visitor parking stalls right in front, making it ideal for guests. The entry level offers a 40' Long **OVERSIZED DOUBLE GARAGE**, plus driveway, allowing parking for up to 3 vehicles, plenty of storage, and a rare additional access door from the garage to the back, making taking out the garbage very easy! The open-concept main floor is complete with 9-foot ceilings, upgraded cabinetry, quartz countertops, stainless steel appliances, and an impressive 10 FOOT LONG **KITCHEN ISLAND** making for lots of counter space. Central **AIR CONDITIONING** makes this home comfortable all year round. The dining area is large enough for a big table, and with the balcony right here, it makes for the perfect space for entertaining. The living room features an electric fireplace and A main floor half-bath completes this level. Upstairs, the third floor features a large primary suite, including a walk-in closet and a 4-piece en-suite with Double Sinks. The second bedroom is also a great size and features double closets. The upstairs is complete with the main 4-piece bathroom, and **UPPER LAUNDRY**. In the community of Williamstown you can enjoy the environmental reserves that's just steps away with wetlands, walking paths, playgrounds. You're also just a short walk from Herons Crossing K-8 School. Book your showing today!