

93 Williamstown Green NW
Airdrie, Alberta

MLS # A2281243



\$725,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,213 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, Granite Counters, Kitchen Island, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: IKEA units in a primary walk-in closet, Frame TV in a main floor living room, Movie projector and screen in the basement, Gas heater in the garage, Alarm/security system

Stunning, custom-built, fully air-conditioned 2-storey, non-smoking home featuring 4 bedrooms (3+1), 3.5 bathrooms, and a professionally developed, fully permitted basement completed by the original builder. Located in a prime cul-de-sac on a west-facing pie-shaped lot, this property also sides onto a beautifully treed park and is within walking distance to the school. **MAIN FLOOR HIGHLIGHTS:** — Oak charcoal hardwood installed on the diagonal — 9' ceilings — Oversized, beautifully designed kitchen — Carrington lighting package — Central island with granite countertops — Stainless steel appliances, including a gas stove — Extra height cabinetry — Walk through pantry — Designer fireplace with built in shelving and a Frame TV that displays artwork when not in use — Main floor office — Custom interior doors. **UPPER LEVEL:** — Oversized bonus room with vaulted ceiling — Two generously sized bedrooms — Large primary suite with walk-in closet, including additional IKEA closet storage units — Two full bathrooms, including a luxurious 5-piece ensuite — Convenient second-floor laundry room. **PROFESSIONALLY DEVELOPED BASEMENT:** — Spacious family room that converts into a theatre room in seconds — Built-in projector and large screen included — Additional bedroom, perfect for guests, teens, or extended family — Full 4-piece bathroom accessible from bedroom and hallway — Large furnace room with room for storage — Extra under-stairs storage room. **OUTDOOR FEATURES:** — A gardener's dream yard with mature trees and shrubs — Large new deck with Trex Enhance composite decking — Remote-controlled awning for added comfort. **ADDITIONAL**

PERKS: — Fully finished and heated garage — Impeccably maintained home offering exceptional value. This home isn't just well built — it's been cared for, upgraded, and loved.