

805, 280 Williamstown Close NW
Airdrie, Alberta

MLS # A2307211



\$419,900

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|------------------|---------------------------------|---------------|-------------------|
| Division: | Williamstown | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 1,686 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Lawn, Low Maintenance Landscape | | |

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|--------------------|----------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 416 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Quartz Counters | | |

Inclusions: N/A

**** OPEN HOUSE SAT MAY 9, 12-3PM **** Welcome to this beautifully designed 3-storey CORNER townhouse in the community of Williamstown, perfectly suited for modern family living. Offering 3 bedrooms and 3.5 bathrooms, this home combines a thoughtful layout, added privacy, and stylish finishes throughout. The lower level features a convenient attached double garage (side-by-side), along with a versatile office/den space and a full 3-piece bathroom, ideal for working from home or accommodating guests. As a corner unit, you’ll appreciate the additional natural light and enhanced sense of space throughout the home. The main floor showcases a bright and open layout centered around a stunning kitchen complete with an oversized quartz island, stainless steel appliances, and ample prep space, perfect for entertaining or family gatherings. The spacious living room is highlighted by a sleek electric fireplace and large sliding patio doors that lead to a covered Duradek deck, extending your living space outdoors. Upstairs, you’ll find two generously sized secondary bedrooms, a full 4-piece bathroom, and a convenient laundry closet. The primary suite offers a comfortable retreat with a walk-in closet and a well-appointed 4-piece ensuite featuring dual sinks and a large shower. Additional highlights include 9-foot ceilings, quartz countertops throughout, and durable finishes such as laminate flooring on the main level and luxury vinyl plank on the stairs and upper level. Located in the family-friendly community of Williamstown, you’ll enjoy close proximity to parks, green space, walking paths, and schools, with easy access to shopping, amenities, and major routes. This corner unit offers the perfect blend of style, function, and location, an excellent opportunity to call home.