

**181 Williamstown Close NW**  
**Airdrie, Alberta**

**MLS # A2311796**



**\$539,900**

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting		

**Inclusions:** Storage Shed, Almost all indoor and outdoor furniture and yard tools can be included

A warm & inviting family home tucked away on a quiet street in desirable Williamstown. Positioned on a large corner lot, this property offers extra outdoor space, added privacy & a rare sense of openness. Within walking distance to schools, parks & pathways, with easy access in & out for commuters. Located on a family-friendly street known for its fantastic neighbours, welcoming atmosphere & quiet setting away from the hustle and bustle, where people know each other, kids play outside and families feel at home. Charming curb appeal shines through with a quaint white picket fence and covered front porch, the perfect spot to cool down on summer evenings or enjoy a quiet morning coffee. Inside, the home feels bright, open & exceptionally well cared for, with 9’ ceilings, oversized windows throughout & an abundance of natural light. Just off the front foyer is a spacious and sunny front den/flex room, suited for working from home, homework space, kids’ playroom, or quiet reading retreat. From there, the main floor flows into the bright & functional kitchen featuring sleek, tall cabinetry, stylish countertops, stainless steel appliances, pantry closet & an abundance of counter space for cooking & gathering. A picture window over the sink overlooks the yard while natural light pours through the space. At the back of the home, the living & dining areas come together to create a warm and inviting atmosphere for everyday living & entertaining. The cozy living room is centred around a gas fireplace, and the spacious dining area is surrounded by windows and a window seat to capture gorgeous sunlight, creating the perfect setting to host family dinners, entertain guests, or simply enjoy relaxed meals together in the natural light. Outside, the massive 22x22 south-facing deck is an incredible extension of the living space & perfect for BBQs, entertaining, or soaking

up the sunshine. This oversized corner lot offers extra green space rarely found at this price point, creating a large yard that feels open, functional & welcoming. Upstairs, the primary retreat offers plenty of space along with a deep walk-in closet & spa-inspired 5-piece ensuite complete with a soaker tub, dual vanity & glass-enclosed walk-in shower. Two additional bedrooms are generously sized with large picture windows & allowing more light to continue throughout the upper level. The main bathroom also features a window for even more brightness, while the convenient upstairs laundry adds practicality. Additional upgrades include central air conditioning, a Nest thermostat for year-round comfort & an oversized double detached garage with 220 power &mdash; ideal for hobbyists, workshop or future EV charging. With impressive ceiling height, large windows & bathroom rough-in plumbing, the basement is ready to develop. Many furniture items & yard items may be included, offering a fantastic head start for someone looking to make this their home. Book your private showing today!