

2001, 280 Williamstown Close NW
Airdrie, Alberta

MLS # A2354247

\$420,000

Division:	Williamstown		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,718 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:	Back Lane, Corner Lot, Few Trees, Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Welcome home to this spacious three-level townhouse in the sought-after Airdrie community of Williamstown. Offering over 1,700 sq ft of thoughtfully designed living space, three bedrooms, a versatile ground-floor office, and the convenience of a rare double attached garage, this home offers plenty of room to live, work, and unwind. Step inside to a bright and welcoming entry level featuring durable flooring and a flexible office space that works beautifully as a home office, guest area, fitness space, or additional sitting room. A full 3-piece bathroom on this level adds even more functionality and makes the space ideal for a variety of lifestyles. Upstairs, the main living level is open, bright, and designed for easy everyday living. The stylish kitchen features quartz countertops, rich dark cabinetry, stainless steel appliances, subway tile backsplash, and a large central island with seating. From here, the space flows naturally into the dining area and generous living room, where a contemporary electric fireplace creates a cozy focal point. Large windows bring in an abundance of natural light, while sliding doors open to your private balcony, offering the perfect spot to enjoy your morning coffee or relax at the end of the day. A convenient 2-piece powder room completes this level. The upper floor keeps all three bedrooms together, including a spacious primary retreat with a private 4-piece ensuite and ample closet space. Two additional bedrooms share another full bathroom, and upper-floor laundry makes day-to-day routines that much easier. Open sightlines and views toward the surrounding green space add to the home's sense of space and privacy. Set within a well-maintained complex, you are close to Williamstown's pathways and parks, along with schools, shopping, everyday amenities, and convenient commuter routes. With its generous floor plan, double attached garage, flexible

living spaces, and desirable Williamstown location, this move-in-ready townhouse is a fantastic option for families, professionals, or anyone looking for low-maintenance living without sacrificing space.