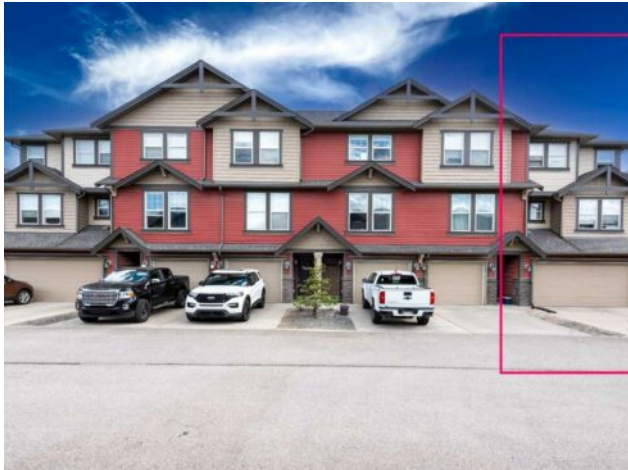


401, 1086 Williamstown Boulevard NW
Airdrie, Alberta

MLS # A2226678



\$472,900

Division:	Williamstown		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,826 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Environmental Reserve, St		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

Walk-out with private back yard with flexible possession. This beautiful home includes 2 decks, a double garage with room for 2 cars on driveway. Main floor kitchen has a large granite island, good-sized pantry and a kitchen eating area, with access to the balcony. The kitchen comes with stainless steel appliances, which include built-in microwave, dishwasher, fridge and electric stove. Completing the main floor there is a living room with a fireplace, formal dining area and also a half-bath. The upper floor has 3 large bedrooms, main bathroom and the master bedroom has a nice sized walk-in closet, beautiful en-suite with double sinks & stand-alone shower. Step out onto the deck where you can bask in sunshine. For formal situations, a dining area & living room has a fireplace providing ambience. To the left of the stairs you'll find two extra bedrooms, both generous in size. Lower level is a great space w/ another bedroom, & a modern bathroom The lower level is fully developed where you can enjoy the walk-out patio (south facing) & use the Rec room to play games and entertain family and friends. Plus another bathroom with a beautiful tiled over-sized shower. With Airdrie's extensive pathways, you are only moments away from the 60-acre environmental reserve & Woodside Golf Course.