

53 Williamstown Green NW
Airdrie, Alberta

MLS # A2255882



\$599,900

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	A/C, Basement Fridge (negotiable), Freezer, (negotiable)		

Welcome to Williamstown! This 2-storey home is tucked into one of the community’s best spots—close to the 60-acre environmental reserve, Herons Crossing School (K-8), and surrounded by parks, paths, creeks, and ponds. Inside, the main floor has a cozy living room with a gas fireplace, tons of windows, a bright and spacious kitchen with stainless steel appliances and quartz counters, and a handy mudroom with laundry that leads to the garage. Upstairs, the vaulted ceilings in the bonus room make it feel open and airy. The primary suite has a walk-in closet and a 5-piece ensuite, and two more bedrooms plus a full bath finish off the level. The basement is unfinished and ready for future ideas. Stay cool in the summers with your Air Conditioner. Out back, you’ll love the west-facing yard—it gets all the afternoon and evening sun, perfect for BBQs or relaxing. With 1,964 square feet, this is a home designed for both everyday living and enjoying the outdoors right outside your doorstep.