

# \$449,900 - 703, 1086 Williamstown Boulevard Nw, Airdrie

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MLS® #A2202857

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

Low maintenance lifestyle living here, w/ quick access to outdoor active living. Entrance way space for everyone to get ready to leave. Main floor is perfect for entertaining, being open concept, w/ an abundance of natural lighting. Cozy living room w/ large windows and electric fireplace plus brand new ceiling fan. Massive eat up island, space for all to gather around, w/ granite countertops. Modern pendulum lighting & brand new luxury vinyl planking throughout this level. Convenient powder room. Dining room has plenty of space for entertaining, & an unobstructed view of the courtyard. Deck is good sized for enjoying those summer evenings. Laundry facilities are favorably located on the upper level. Master ensuite has double sinks, oversized walk in shower & walk in closet. Carpeting that is throughout is brand new. Tandem parking in this garage, plenty of storage space, plus parking on the driveway. Access to the small fenced yard from the garage. Heron's Crossing Elementary School is just a walk across the street. 60 acres of protected environmental reserve, parks, ponds, playground, bridge, plus miles of trails along Nose Creek are a stones throw away.

Built in 2013

## Essential Information



MLS® #	A2202857
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	703, 1086 Williamstown Boulevard Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T8

### Amenities

Amenities	Parking
Parking Spaces	3
Parking	Single Garage Attached, Tandem
# of Garages	3

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Brick Facing
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Backs on to Park/Green Space, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	R2-T

### **Listing Details**

Listing Office	Century 21 Masters
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