

# \$472,900 - 401, 1086 Williamstown Boulevard Nw, Airdrie

MLS® #A2226678

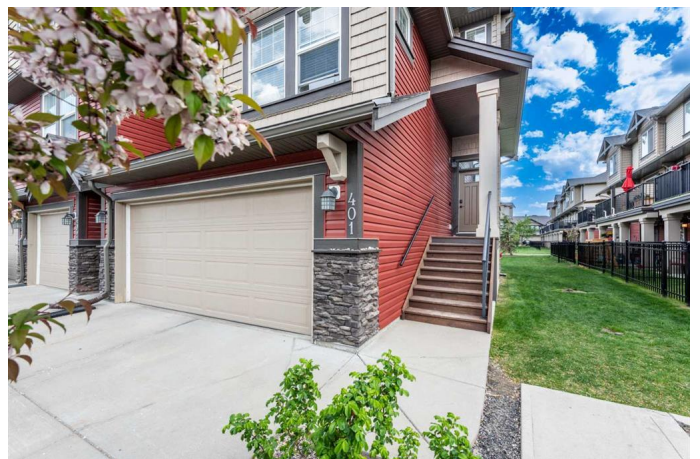
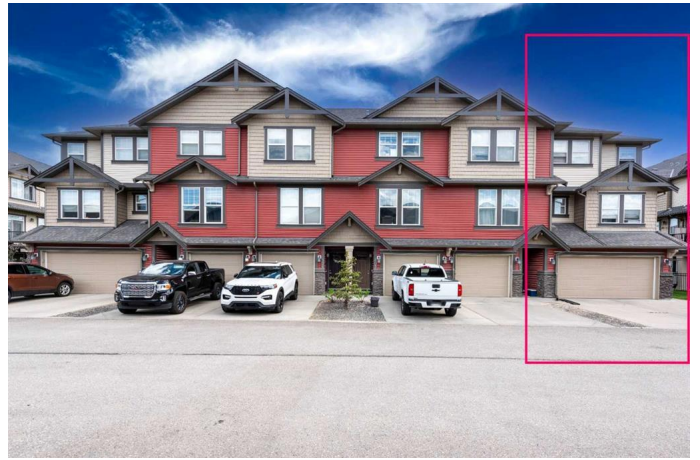
**\$472,900**

3 Bedroom, 4.00 Bathroom, 1,826 sqft  
Residential on 0.00 Acres

Williamstown, Airdrie, Alberta

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.

Built in 2013



## Essential Information

MLS® #	A2226678
Price	\$472,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	401, 1086 Williamstown Boulevard Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T8

## Amenities

Amenities	Parking, Visitor Parking, Other, Playground
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony

Lot Description        Back Yard, Corner Lot, Creek/River/Stream/Pond, Environmental Reserve, Street Lighting

Roof                      Asphalt Shingle

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             June 3rd, 2025

Days on Market        83

Zoning                  R-4

**Listing Details**

Listing Office           Century 21 Bravo Realty

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