



THE
A-TEAM

**RE/MAX
FIRST**

1026 WILLIAMSTOWN Boulevard, Airdrie T4B 0S8

MLS®#: **A2152481**

Area: **Williamstown**

Listing Date: **07/28/24**

List Price: **\$674,900**

Status: **Active**

County: **Airdrie**

Change: **-\$25k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**

Finished Floor Area

Abv Sqft: **1,330**

Low Sqft:

Ttl Sqft: **1,330**

Lot Information

Lot Sz Ar: **4,654 sqft**

Lot Shape:

DOM

53

Layout

Beds: **3 (2 1)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Level,Street Lighting,Yard Drainage,Rectangular Lot,Treed

Park Feat:

Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated

Utilities and Features

Roof: **Asphalt**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Rain Gutters**

Construction:

Composite Siding,Mixed,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Central Vacuum,Double Vanity,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`5" x 13`11"
Kitchen With Eating Area	Main	14`6" x 11`5"
Bedroom	Main	9`10" x 9`7"
4pc Bathroom	Main	8`5" x 4`11"
Family Room	Lower	22`6" x 12`8"
Den	Lower	11`11" x 10`4"

Room	Level	Dimensions
Dining Room	Main	10`10" x 9`0"
Bedroom - Primary	Main	14`0" x 12`11"
5pc Ensuite bath	Main	10`9" x 9`1"
Laundry	Main	5`11" x 5`11"
Bedroom	Lower	12`11" x 10`4"
Other	Lower	12`0" x 9`6"

4pc Bathroom

Lower

11`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0912340

Remarks

Pub Rmks: **Welcome to this immaculate bungalow in the highly sought-after community of Williamstown. With lovely curb appeal and a charming front porch, this home exudes warmth and character from the moment you arrive. The double attached garage provides ample space for parking and storage also has a wheel chair ramp into the home. Inside, you'll find hardwood flooring throughout the kitchen and dining room, adding elegance and durability. The kitchen is a chef's dream with a nice island, granite countertops, stainless steel appliances and a large corner pantry. The vaulted main floor features a nice open concept layout, perfect for modern living and entertaining. The living room boasts a cozy gas fireplace, creating a welcoming ambiance. The main floor includes two bedrooms, including a spacious master bedroom with a luxurious 5-piece ensuite bathroom and a walk-through closet. The second main floor bedroom is located at the front of the home and features glass French doors, making it a versatile space that could also serve as an office, study, or den. The fully developed 9' basement offers even more living space with a third bedroom, a full bathroom, and a large flex room that could be converted into a fourth bedroom if the buyer chooses to add a window. Additional features include air conditioning for year-round comfort. Step outside to a beautiful backyard with mature trees providing great privacy, a huge covered deck, and a nice garden shed. This home is in move-in ready condition, waiting for you to make it your own. Don't miss the opportunity to live in one of Airdrie's most desirable locations with parks, School, pathways and amenities close by.**

Inclusions:
Property Listed By: **N/A**
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









