

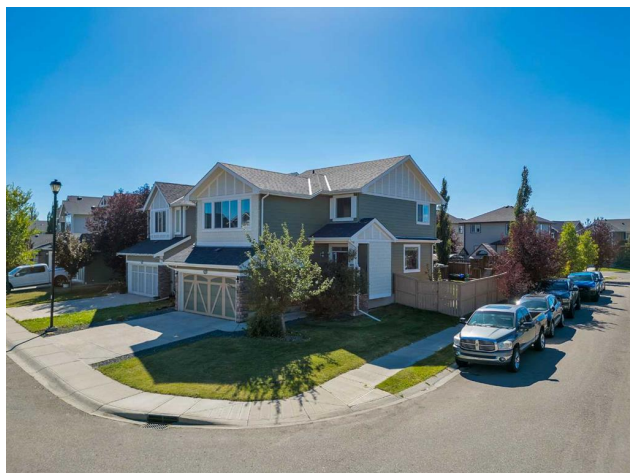


THE
A-TEAM

**RE/MAX
FIRST**

341 WILLIAMSTOWN Green, Airdrie T4B 0T1

MLS® #: **A2161746** Area: **Williamstown** Listing Date: **09/02/24** List Price: **\$639,900**
 Status: **Active** County: **Airdrie** Change: **-\$20k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2012** Abv Sqft: **1,773**
Lot Information Low Sqft:
 Lot Sz Ar: **4,713 sqft** Ttl Sqft: **1,773**
 Lot Shape:

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`10" x 9`9"	Living Room	Main	14`2" x 13`10"
Kitchen	Main	12`11" x 9`9"	Pantry	Main	6`10" x 3`11"
2pc Bathroom	Main		Foyer	Main	13`6" x 12`4"
Laundry	Main	9`6" x 8`7"	Bedroom - Primary	Upper	13`1" x 10`5"
Bedroom	Upper	9`8" x 9`8"	Bedroom	Upper	9`8" x 9`9"

Bonus Room
4pc Ensuite bath
Office
3pc Bathroom

Upper
Upper
Basement
Basement

16`6" x 16`4"

8`4" x 8`8"

Walk-In Closet
Bedroom
Hall
4pc Bathroom

Legal/Tax/Financial

Upper
Basement
Basement
Upper

7`10" x 4`5"

13`1" x 12`9"

6`7" x 17`3"

Title:
Fee Simple
Legal Desc:

0912340

Zoning:
R1

Remarks

Pub Rmks:

Finding a home like this in our community is truly a rare gem. Nestled just steps away from the playground and a sprawling 60+ acre nature preserve, and only a 5-minute walk to Herons Crossing Elementary School, this location is a dream for families and nature lovers alike. As you step inside, you'll be greeted by the warmth and light of the main floor, set on a charming corner lot. The space is bathed in natural light thanks to its generous windows and 9-foot ceilings, creating an inviting and airy atmosphere. Imagine cozy evenings by the gas fireplace or sunny afternoons enjoying a barbecue in your west-facing backyard with family and friends. The upper floor offers three generously sized bedrooms, a large bonus room perfect for relaxation or play, and two full bathrooms. The recent updates, including brand new carpets in all four bedrooms and a fresh, professional paint job, make this home feel brand new. The sleek, modern kitchen features granite countertops, a new electric stove, and newer appliances that cater to both style and functionality. The basement is a versatile space, meticulously developed with permits. It includes a spacious fourth bedroom, an additional bathroom, a cozy office, and ample storage space. Recent updates like the LVP flooring, new microwave, refrigerator, and dishwasher all add to the home's contemporary appeal. With thoughtful touches like PEX piping and a host of recent upgrades, this home isn't just a place to live—it's a place to thrive. Opportunities like this don't come around often, so don't let this chance slip away to make it yours.

Inclusions:
Property Listed By:

Hot Tub Negotiable
RE/MAX Real Estate (Mountain View)

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





