



THE
A-TEAM

**RE/MAX
FIRST**

280 WILLIAMSTOWN Close #1407, Airdrie T4B 4B6

MLS® #: **A2167029** Area: **Williamstown** Listing Date: **09/20/24** List Price: **\$425,000**
 Status: **Active** County: **Airdrie** Change: **-\$15k, 04-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,646 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,368**
 Low Sqft:
 Ttl Sqft: **1,368**

DOM

63
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Level,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Entrance,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-----------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| Kitchen | Main | 14`1" x 13`1" | Bedroom - Primary | Upper | 11`2" x 12`1" |
| Dining Room | Main | 14`2" x 9`6" | 4pc Ensuite bath | Upper | 7`4" x 7`0" |
| Living Room | Main | 14`2" x 17`3" | Bedroom | Upper | 8`4" x 11`5" |
| 2pc Bathroom | Main | 3`0" x 7`9" | Bedroom | Upper | 8`5" x 11`5" |
| Furnace/Utility Room | Lower | 4`11" x 3`3" | 4pc Bathroom | Upper | 7`5" x 4`11" |

Condo Fee:
\$355

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **1511398**

Remarks

Pub Rmks: **Experience the perfect blend of style and functionality in this beautifully designed townhome, thoughtfully crafted for effortless entertaining and family gatherings. Offering 3 bedrooms, 2.5 baths, and an expansive tandem garage, this residence leaves nothing to be desired. The open-concept main floor is bathed in natural light, enhanced by soaring 9-foot ceilings and vinyl flooring that extends from the dining area through to the inviting living room with a modern electric fireplace. The heart of the home is the well-appointed kitchen, featuring a center island, quartz countertops, subway tile backsplash, stainless steel appliances, an under-mount sink, and ample cabinetry for all your storage needs. The spacious dining room is perfect for hosting memorable meals with family and friends. Step outside to the sun-soaked balcony, complete with a natural gas BBQ hookup for seamless outdoor cooking and relaxation. Upstairs, the Master Suite features a generous walk-in closet and a spa-like ensuite, complete with dual vanities and a luxurious glass-enclosed shower. Two other generously sized bedrooms has its own adjacent 4-piece bathroom, perfect for family, guests, or a home office. Convenient upstairs laundry room completes the top floor! With two entrances, including one through the front courtyard and another via the rear garage, you'll find both convenience and privacy in this well-planned layout. The tandem garage provides room for two vehicles, plus an additional space on the driveway. Situated in an ideal location within walking distance of schools, parks, and scenic pathways, this home truly offers it all. Schedule your private tour today!**

Inclusions: **None**
Property Listed By: **First Place Realty**

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





