



THE
A-TEAM

**RE/MAX
FIRST**

3 WILLIAMSTOWN Landing, Airdrie T4B 0S2

MLS®#: **A2168307** Area: **Williamstown** Listing Date: **09/26/24** List Price: **\$719,900**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Airdrie**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **5,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,213**
 Low Sqft:
 Ttl Sqft: **2,213**

DOM
33
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,Creek/River/Stream/Pond,Front Yard,No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 14`4"	Kitchen	Main	11`9" x 11`3"
Dining Room	Main	11`11" x 8`8"	Office	Main	10`7" x 9`10"
Game Room	Basement	25`9" x 19`6"	Bonus Room	Upper	17`11" x 13`5"
Walk-In Closet	Upper	8`6" x 4`4"	Laundry	Main	10`7" x 5`11"
Bedroom - Primary	Upper	17`8" x 11`10"	Bedroom	Upper	13`9" x 9`11"
Bedroom	Upper	12`3" x 9`11"	Bedroom	Basement	11`3" x 10`5"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

5pc Ensuite bath

Upper

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0914541

Zoning:
R1

Remarks

Pub Rmks: **Opportunity knocks! Located in the sought-after community of Williamstown, this home is situated on a corner lot, backs on to the ENVIROMENTAL RESERVE, and is walking distance to Herons Crossing School through the many neighbourhood walking paths. With over 3,000 sq ft of developed living space, it is perfect for any family. Upon entering you are greeted by an open floor plan, hardwood floors, and neutral décor. The kitchen is bright and open and includes lots of cabinet and counter space, a walk-in pantry, and large dining area with doors leading to the SOUTH facing deck with amazing views of the reserve and LOW MAINTNEANCE turf yard. The living room is spacious with large windows and gas fireplace as a focal point. The high ceilings and transom windows make the main level feel open and bright and the southern exposure provides natural light all day long. Off the living room you will find double doors opening to a main floor office with plenty of space for the perfect work-from-home set up. Down the hall is a laundry room that connects to the double attached garage and a powder room to complete the main level. The upper-level features three bedrooms, one of which is the HUGE primary with South and East facing windows, high ceilings, a gorgeous window seat, walk-in closet, and a huge 5-piece ensuite with dual sinks and water closet. Two secondary bedrooms, a 4-piece bath, and an open and cozy bonus room complete the upper level. The basement is fully finished with a 4th bedroom, full bathroom, extra storage space, and a beautifully developed rec room with big windows and plenty of space for a home theatre set up and games area. With so much room to spread out, this is the perfect setup for any family feeling like they need more space. Schedule your private viewing or stop by the open house to see all this home has to offer.**

Inclusions:
Property Listed By:

**All audio visual in basement and shelf in one bedroom upstairs
RE/MAX Rocky View Real Estate**

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









