



THE
A-TEAM

**RE/MAX
FIRST**

98 WILLIAMSTOWN Landing, Airdrie T4B 0S2

MLS®#: **A2170366**

Area: **Williamstown**

Listing Date: **10/08/24**

List Price: **\$598,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$14k, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2011**
Lot Information
Lot Sz Ar: **3,612 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,554**
Low Sqft:
Ttl Sqft: **1,554**

DOM

43
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Interior Lot,Landscaped,Street Lighting**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Shingle Siding,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 11`11"
Kitchen	Main	14`7" x 13`11"
Bedroom	Upper	9`10" x 8`0"
Laundry	Upper	7`11" x 3`0"
4pc Bathroom	Upper	
Family Room	Lower	20`10" x 14`0"
3pc Bathroom	Lower	

Room	Level	Dimensions
Dining Room	Main	13`8" x 8`11"
Bedroom - Primary	Upper	13`3" x 11`11"
Bedroom	Upper	11`11" x 10`3"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	
Bedroom	Lower	11`5" x 11`3"

Title: **Fee Simple**
 Zoning: **R1-L**
 Legal Desc: **0914541**

Remarks

Pub Rmks: **PRICE IMPROVEMENT! Welcome to #98 Williamstown Landing - a charming 4 Bed, 3.5 Bath, meticulously maintained, open-concept detached home, nestled in the family-focused Williamstown neighbourhood of Airdrie. Located in a quiet cul-de-sac, this home is just minutes from Heron's Crossing School (K-8), shopping, restaurants and the stunning 60-acre environmental reserve featuring walking paths, playgrounds, ponds, and green spaces. Upon entering, you're greeted by a spacious foyer that flows seamlessly into the bright and inviting main living area. The living room, bathed in natural light from the large front windows, features a cozy gas fireplace with an elegant mantle and tile surround - perfect for chilly evenings. The adjacent generously sized dining area, ideal for hosting family gatherings flows into the kitchen, a true chef's dream, complete with an oversized centre island, granite countertops, stainless steel appliances, a spacious pantry, and an abundance of rich dark wood cabinetry. New light fixtures add a modern touch, while the kitchen sink overlooks the sunny south-facing deck and yard. Continue on to find the discrete powder room and easy access to the private backyard featuring a freshly painted large deck and tasteful landscaping - perfect for summer BBQs and a safe space for kids to play. The double detached garage with paved alley access is finished with the same aesthetics as the home for added curb appeal. Upstairs, the primary suite boasts a large walk-in closet, extra side windows and a bright 4-piece ensuite, complete with a glass-enclosed shower and separate soaker tub. Two additional well-sized bedrooms, 4-piece bathroom, and convenient upstairs laundry complete this level. The fully finished lower level provides over 700sqft of additional living space, offering a large family room, a spacious fourth bedroom, and a 3-piece bathroom—ideal for guests or extended family. Outside, the home's stunning curb appeal and beautifully maintained landscaping reflects the pride of ownership evident inside and outside alike. This bright and well designed open floorplan is perfect for first-time homeowners, growing families, or empty nesters alike. Situated close to parks, walking paths, schools, numerous amenities, and with easy access to QE2, this move-in ready home offers the perfect combination of convenience and stylish design. Don't miss your opportunity to make this beautiful property your own!**

Inclusions: **None**
 Property Listed By: **MaxWell Capital Realty**

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









