

1001 8 Street #3202, Airdrie T4B 0W5

MLS®#: **A2188266** Area: **Williamstown** Listing Date: **01/16/25** List Price: **\$490,000**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 24-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **2,461 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,549**
 Low Sqft:
 Ttl Sqft: **1,549**

DOM

16
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 14`1"	Dining Room	Main	12`10" x 9`8"
Kitchen	Main	12`10" x 12`5"	Laundry	Upper	5`6" x 6`6"
Bedroom - Primary	Upper	16`7" x 11`3"	Bedroom	Upper	10`9" x 11`0"
Bedroom	Upper	10`1" x 10`11"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$402

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **1013311**

Remarks

Pub Rmks: **Beautiful 3 bedroom townhouse with an insulated and drywalled attached garage and a walkout basement! Ideally located just a 12 minute walk to Heron's Cross Elementary School as well as the 60-acre Williamstown's protected environmental reserve with parks, ponds, playgrounds, pedestrian bridges and miles of nature trails that wind along the calm waters of Nose Creek. Then come home to a quiet sanctuary with ample space for your family to grow. The open concept design is highlighted by durable laminate flooring and abundant natural light. Put your feet up and relax in front of the focal fireplace flanked by shelving in the inviting living room while extra windows showcase backyard and nature views. Culinary adventures are inspired in the beautiful kitchen featuring granite countertops, a gas stove, a plethora of cabinetry and centre island with breakfast bar seating. Adjacently, a large dining room has ample space for family meals and entertaining or head out to the back deck and enjoy causal barbeques and lazy weekends lounging in the warmer months. Retreat at the end of the day to the primary bedroom on the upper level and feel spoiled daily thanks to the dual closets and lavish 5-piece ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are also spacious and bright, sharing the 4-piece main bathroom. The walkout basement is partially complete with lots of time for your creative design ideas plus another full bathroom. Walk out to the privately fenced backyard that currently backs onto private farmland with often appearances of deer, owls and even the occasional moose! Thanks to the incredible corner lot this home is surprisingly quiet with not much traffic. Outstandingly situated in an unbeatable location within a fantastic community that is immersed in nature yet close to every amenity. Come see for yourself!**

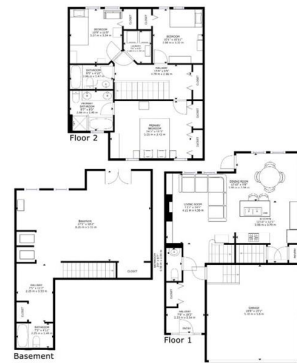
Inclusions:
Property Listed By: **None**
First Place Realty

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









FLOOR 1: 719 sq ft, 65m²; FLOOR 2: 439 sq ft, 77m²
BASEMENT: 213 sq ft, 77m²
GARAGE: 693 sq ft, 127m²
TOTAL: 1,944 sq ft, 145m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CALGARY PHOTO STUDIO

Matterport