



# 1001 8 Street Airdrie Alberta

\$399,999

Welcome to the Trails in Williamstown, where this beautifully designed 3-bedroom, 2.5-bathroom townhome invites you to enjoy modern living in a peaceful setting. As you step inside, you'll be greeted by an open-concept layout featuring stunning laminate flooring and 9-foot ceilings, offering a spacious and flexible living area. The bright, inviting kitchen boasts granite countertops, stainless steel appliances, a corner pantry, and plenty of room to prepare meals while entertaining guests. The adjacent dining space can be used for family meals or transformed into a convenient home office area. Upstairs, the large primary bedroom includes a walk-in closet, while two additional bedrooms provide plenty of space for family or guests. Need more space? The fully developed basement boasts a spacious rec room, perfect for entertainment, relaxation, or a home gym. Additionally, the basement includes a full bathroom for convenience and a separate laundry room, offering added functionality for day-to-day living or hosting extended family. Step outside onto your private patio, ideal for morning coffee or summer BBQs. With a playground just steps away and access to walking paths along the nearby environmental reserve, this home combines tranquility with convenience. Residents enjoy the convenience of two parking passes--one assigned to a specific parking stall and the other available for first-come, first-served parking, ensuring flexibility for both you and your guests. With its close proximity to schools, shopping, and public transportation, this community offers the perfect setting to raise a family and create lasting memories. (id:6769)

3pc Bathroom 5.75 Ft x 8.08 Ft  
 Recreational, Games room 17.58 Ft x 25.75 Ft  
 Storage 6.17 Ft x 3.92 Ft  
 Furnace 11.00 Ft x 3.92 Ft  
 Living room 15.17 Ft x 18.92 Ft  
 Kitchen 11.33 Ft x 12.25 Ft

Dining room 6.17 Ft x 8.25 Ft  
 2pc Bathroom 5.83 Ft x 5.08 Ft  
 4pc Bathroom 8.08 Ft x 6.17 Ft  
 Primary Bedroom 14.00 Ft x 12.17 Ft  
 Bedroom 8.67 Ft x 9.83 Ft  
 Bedroom 8.58 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
 CIR Realty

<https://www.prakashlimbu.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca