



39 Williamstown Landing Airdrie Alberta

\$765,000

Open House - Saturday September 13th 12-2pmA Rare Gem in Williamstown -- Backing onto an Environmental Reserve with Unobstructed Views! Welcome to this beautifully maintained 2-storey walkout in the quiet, family-friendly community of Williamstown. This home is truly a rare find--backing directly onto an Environmental Reserve, you're guaranteed no rear neighbours... ever! Enjoy a million-dollar view every day from your west-facing backyard covered patio. Step inside and fall in love with the open-concept main floor, featuring gleaming hardwood floors, 9' ceilings, and a cozy gas fireplace--perfect for curling up on chilly winter nights. The kitchen is a dream, with granite countertops, ample cabinet and counter space, and a large eat-up island, ideal for entertaining or family meals. Enjoy your morning coffee in the bright west-facing dining nook or outside on the patio, soaking in the peaceful surroundings. Convenient main floor laundry is tucked away on the way to the garage, along with a stylish powder room for guests. Upstairs, the spacious bonus room is flooded with natural light and features vaulted ceilings--a perfect space for movie nights or a home office. The primary suite is a true retreat, complete with vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite featuring a soaker tub, separate glass shower, and dual sinks. Two additional generously sized bedrooms share a full 4-piece bathroom. Additional upgrades include: oCentral A/C to keep you cool during hot summer months oCustom roller blinds throughout--choose full blackout or let the sunshine pour in oEpoxy-coated garage floor--easy to clean, dust-resistant, and visually striking The walkout basement is partially finished with large windows, framed walls, carpeted flooring, and electrical already completed--just bring your final touches to make it your own! (id:6769)

Bonus Room 13.42 Ft x 18.00 Ft

4pc Bathroom 8.50 Ft x 5.50 Ft

Bedroom 9.92 Ft x 10.92 Ft

Bedroom 9.92 Ft x 10.92 Ft

Primary Bedroom 14.58 Ft x 13.33 Ft

Other 7.00 Ft x 7.50 Ft

Other 8.42 Ft x 12.50 Ft

2pc Bathroom 5.08 Ft x 5.08 Ft

Laundry room 8.67 Ft x 6.58 Ft

Other 5.08 Ft x 8.50 Ft

Pantry 4.00 Ft x 3.92 Ft

Living room 14.42 Ft x 16.33 Ft

a

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek



Real Estate Professionals Inc.

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

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

5pc Bathroom 14.75 Ft x 14.58 Ft

Furnace 11.67 Ft x 13.42 Ft

Bedroom 10.33 Ft x 12.50 Ft

Other 19.75 Ft x 25.92 Ft

Other 14.08 Ft x 13.75 Ft

Dining room 10.17 Ft x 10.92 Ft

Other 9.92 Ft x 11.75 Ft