



# 1001 8 Street Airdrie Alberta

\$500,000

\*\*\*OPEN HOUSE SATURDAY, JAN 18TH 1:00 PM - 3:00 PM\*\*\* 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 clo...

4pc Bathroom .00 Ft x .00 Ft  
 Living room 13.58 Ft x 14.08 Ft  
 Dining room 12.83 Ft x 9.67 Ft  
 Kitchen 12.83 Ft x 12.42 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Laundry room 5.50 Ft x 6.50 Ft

Primary Bedroom 16.58 Ft x 11.25 Ft  
 Bedroom 10.75 Ft x 11.00 Ft  
 Bedroom 10.08 Ft x 10.92 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft

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