



# 1112 Williamstown Boulevard Airdrie Alberta

\$549,900

Welcome to this beautifully maintained, original-owner home, perfectly situated on a quiet CORNER LOT beside a scenic WALKING PATH. Thoughtfully designed and ideally located, it's just STEPS from a SCHOOL, PLAYGROUND, POND, PARK, and a protected nature preserve. Inside, the 9-ft ceilings and open floor plan create a bright, welcoming atmosphere. The main level includes a versatile OFFICE/DEN, a modern kitchen with STAINLESS STEEL APPLIANCES that flows seamlessly into the dining area, and a comfortable living room centered around a cozy FIREPLACE. A convenient powder room and a well-organized mudroom, with both a closet and pantry, add everyday practicality. The backyard offers a generous outdoor space with a huge DECK, SHED, playhouse/platform, and GARDEN BOXES filled with assorted herbs. As spring arrives, the property comes alive with raspberry and haskap bushes, rose bushes, mountain ash, Bailey's Schubert, Japanese lilac trees, and a charming crabapple tree in the front yard. Upstairs, you'll find three spacious bedrooms and two full bathrooms. Relax with a book in the sitting area next to the window of the primary bedroom, or soak in the tub in the primary ensuite, with dual sinks, and a walk-in closet. A separate upper-level laundry room adds extra convenience. The undeveloped basement features 9-ft ceilings, large windows, and ample room to create additional living space, whether you envision an office, extra bedroom, or a home gym, with mirrors already included. A brand new hot water tank and water softener is also included. Only a quick 20 minute commute to Calgary city limits, this home offers so much value with a wonderful blend of comfort, function, and family-friendly living in a truly inviting setting. (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft

5pc Bathroom 7.92 Ft x 12.42 Ft

Bedroom 8.42 Ft x 10.92 Ft

Bedroom 11.50 Ft x 9.08 Ft

Primary Bedroom 11.67 Ft x 18.25 Ft

Other 7.92 Ft x 5.83 Ft

Kitchen 12.83 Ft x 11.33 Ft

Living room 12.83 Ft x 12.67 Ft

Dining room 8.58 Ft x 10.83 Ft

2pc Bathroom 2.92 Ft x 7.83 Ft

Other 4.17 Ft x 10.75 Ft

Office 9.92 Ft x 8.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

**RE/MAX Realty Professionals**

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