

# **\$529,500 - 1504, 1086 Williamstown Boulevard Nw, Airdrie**

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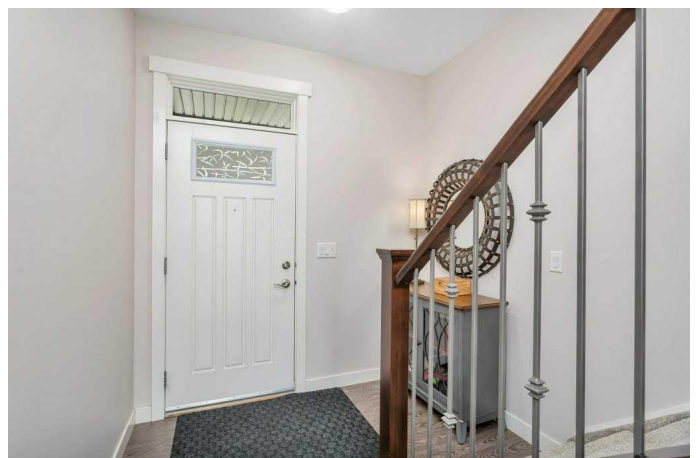
MLS® #A2222968

**\$529,500**

3 Bedroom, 3.00 Bathroom, 1,643 sqft  
Residential on 0.06 Acres

Williamstown, Airdrie, Alberta

Welcome to this beautifully updated end-unit townhouse in the prestigious, award-winning community of Williamstown. This home blends modern comfort with a peaceful, family-friendly settingâ€”perfect for those seeking both convenience and tranquility. Step inside to discover a bright, open-concept layout designed for both everyday living and entertaining. The main floor features a spacious living area with a cozy gas fireplace, seamlessly connected to the dining space and a modern kitchen. At the heart of the home, the kitchen boasts a brand-new fridge and electric stove, ample cabinetry, and a breakfast barâ€”ideal for both quick meals and culinary adventures. Freshly painted throughout, with brand-new carpet on the second level, this home feels clean, refreshed, and move-in ready. Upstairs, you'll find three generously sized bedrooms, including a private primary suite complete with an ensuite bathroom. A full 4-piece bathroom and upper-level laundry closet with brand new washer/dryer for your convenience. The unfinished walkout basement provides fantastic potential for future development. Step outside to enjoy your private, fenced backyard, which backs directly onto a scenic walking trail. The large deck is perfect for summer barbecues, relaxing with a morning coffee, or entertaining guests. Additional features include a double attached finished garage for secure



parking and extra storage. Located in a vibrant community known for its natural beauty, strong sense of community, and excellent amenities, this home truly has it all.

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2222968      |
| Price          | \$529,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,643         |
| Acres          | 0.06          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 1504, 1086 Williamstown Boulevard Nw |
| Subdivision | Williamstown                         |
| City        | Airdrie                              |
| County      | Airdrie                              |
| Province    | Alberta                              |
| Postal Code | T4B 3T9                              |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Double Vanity, No Smoking Home               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, |

|                 |                                |
|-----------------|--------------------------------|
|                 | Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas        |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room               |
| Has Basement    | Yes                            |
| Basement        | Full, Unfinished, Walk-Out     |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 16             |
| Zoning         | R2-T           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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