# \$544,900 - 1194 Williamstown Boulevard Nw, Airdrie

MLS® #A2208501

# \$544,900

4 Bedroom, 4.00 Bathroom, 1,421 sqft Residential on 0.08 Acres

Williamstown, Airdrie, Alberta

OPEN HOUSES - Saturday, April 12th at 12-2pm | Sunday, April 13th at 1-3

Welcome to your dream home in the sought-after Williamstown neighborhood! This beautifully updated detached home is mere minutes from a nature reserve, parks, and schools.

Featuring a bright, open floor plan, the main level includes a spacious kitchen with espresso cabinets and a corner pantry, perfect for entertaining. Enjoy a cozy powder room on the main floor, and upstairs you'll find 3 bedrooms, including a primary suite with a walk-in closet and ensuite, alongside an additional full bathroom.

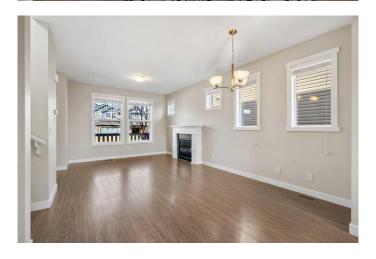
The finished basement offers a versatile rec room, a 4th bedroom, home office, craft room or even a home based business - complete with a sink, and an extra bathroom. FRESHLY PAINTED and PROFESSIONALLY CLEANEDâ€"with a newly cleaned furnace and ductsâ€"this home is move-in ready!

The fenced backyard provides a lovely area to spend warm summer evenings. You'll also find generous parking with two spots out back and additional street parking out front.

Don't miss this spectacular family home; immediate possession available! Schedule your viewing today!







# **Essential Information**

MLS® # A2208501 Price \$544,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,421

Acres 0.08 Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey

# **Community Information**

Address 1194 Williamstown Boulevard Nw

Active

Subdivision Williamstown

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3Y8

#### **Amenities**

Status

Amenities Other

Parking Spaces 2

Parking Off Street, Parking Pad

1

## Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Garden

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 11th, 2025

Days on Market 7

Zoning R1-L

HOA Fees 50

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.