

**98 Williamstown Landing NW
Airdrie, Alberta**

MLS # A2170366



\$612,500

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,554 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

PRICE IMPROVEMENT! Welcome to #98 Williamstown Landing - a charming 4 Bed, 3.5 Bath, meticulously maintained, open-concept detached home, nestled in the family-focused Williamstown neighbourhood of Airdrie. Located in a quiet cul-de-sac, this home is just minutes from Heron's Crossing School (K-8), shopping, restaurants and the stunning 60-acre environmental reserve featuring walking paths, playgrounds, ponds, and green spaces. Upon entering, you're greeted by a spacious foyer that flows seamlessly into the bright and inviting main living area. The living room, bathed in natural light from the large front windows, features a cozy gas fireplace with an elegant mantle and tile surround - perfect for chilly evenings. The adjacent generously sized dining area, ideal for hosting family gatherings flows into the kitchen, a true chef's dream, complete with an oversized centre island, granite countertops, stainless steel appliances, a spacious pantry, and an abundance of rich dark wood cabinetry. New light fixtures add a modern touch, while the kitchen sink overlooks the sunny south-facing deck and yard. Continue on to find the discrete powder room and easy access to the private backyard featuring a freshly painted large deck and tasteful landscaping - perfect for summer BBQs and a safe space for kids to play. The double detached garage with paved alley access is finished with the same aesthetics as the home for added curb appeal. Upstairs, the primary suite boasts a large walk-in closet, extra side windows and a bright 4-piece ensuite, complete with a glass-enclosed shower and separate soaker tub. Two additional well-sized bedrooms, 4-piece bathroom, and convenient upstairs laundry complete this level. The fully finished lower level provides over 700sqft of additional living space, offering a large family room, a spacious fourth

bedroom, and a 3-piece bathroom—ideal for guests or extended family. Outside, the home’s stunning curb appeal and beautifully maintained landscaping reflects the pride of ownership evident inside and outside alike. This bright and well designed open floorplan is perfect for first-time homeowners, growing families, or empty nesters alike. Situated close to parks, walking paths, schools, numerous amenities, and with easy access to QE2, this move-in ready home offers the perfect combination of convenience and stylish design. Don’t miss your opportunity to make this beautiful property your own!