

# **\$499,900 - 1003, 1086 Williamstown Boulevard Nw, Airdrie**

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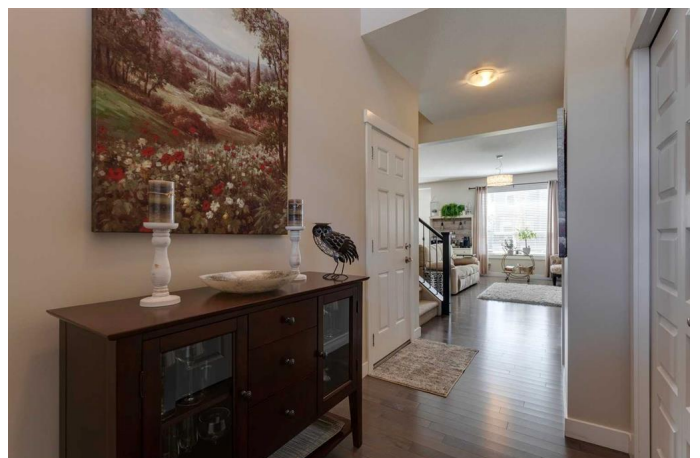
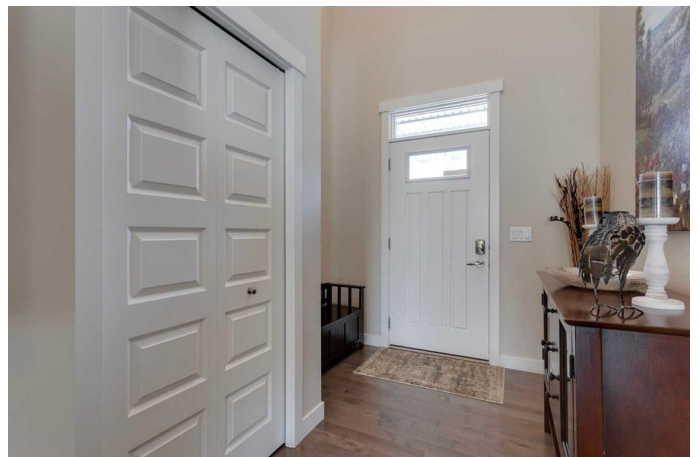
MLS® #A2223637

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,660 sqft  
Residential on 0.07 Acres

Williamstown, Airdrie, Alberta

IMMACULATE! Meticulously maintained by the original owner, this sun-filled two-storey home backs onto a green belt and walking path, and features a private, fenced backyard. With nearly 1,700 sq ft of thoughtfully designed living space, this home offers the perfect blend of comfort, function, and style. Bathed in natural light thanks to large south-facing windows, the open-concept main level features rich hardwood floors and soaring 9-foot ceilings. The inviting living room boasts a cozy gas fireplace, perfect for relaxing evenings. Youâ€™ll love the chef-inspired kitchen, equipped with stainless steel appliances including a newer fridge with flex drawer and a gas range with double ovens! There's ample cupboard space, a pantry, and granite countertops including an eating barâ€”ideal for casual meals. The spacious adjoining dining area is perfect for family gatherings and offers direct access to the generous 8' x 13' south-facing deck with BBQ gas line, perfect for summer entertaining. A stylish 2-piece powder room and access to the fully drywalled double attached garage complete this level. Upstairs, you'll find three generously sized bedrooms, including a king-sized primary suite with a charming window seat, a walk-in closet, and a spa-like 5-piece ensuite featuring dual granite sinks, a freestanding deep soaker tub, separate shower, and a window for natural light. A convenient upper-level laundry, large



4-piece main bathroom, and a bonus/flex spaceâ€”perfect for a home office or playroomâ€”complete the upper level. Other features include central vac and central air conditioning to keep you comfortable all summer long! Well-managed condo corporation with reasonable condo fees, and ideally located close to schools, parks, and amenities. Call your favorite Realtor set up a viewing, youâ€™ll be glad you did!

Built in 2013

### Essential Information

MLS® #	A2223637
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,660
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1003, 1086 Williamstown Boulevard Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T9

### Amenities

Amenities	Visitor Parking
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, No Smoking Home, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	36
Zoning	R2-T

### Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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