

# \$482,900 - 401, 1086 Williamstown Boulevard Nw, Airdrie

MLS® #A2226678

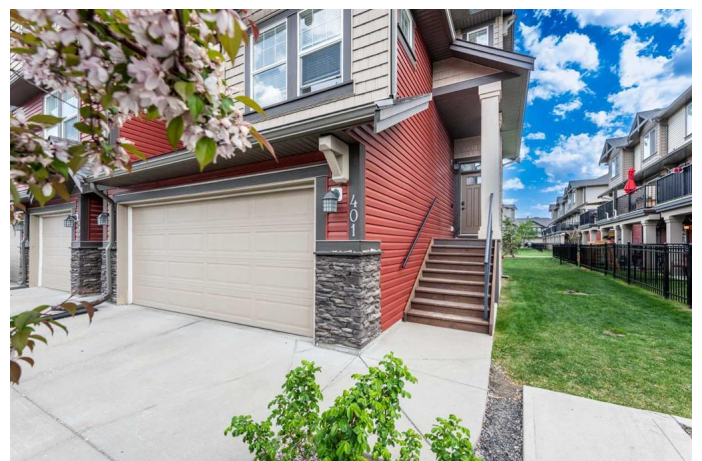
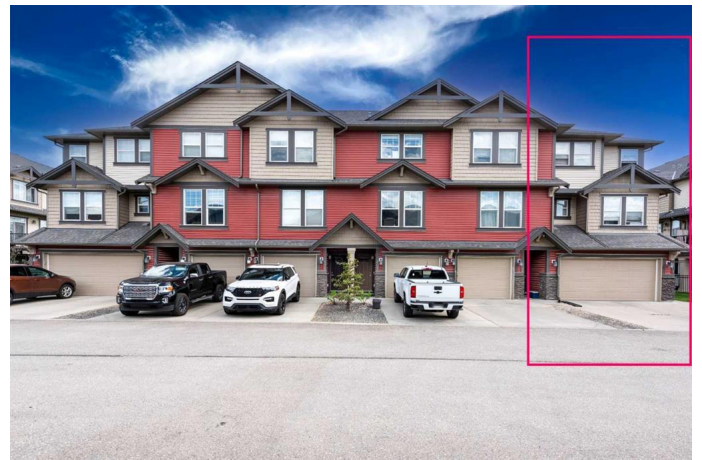
**\$482,900**

3 Bedroom, 4.00 Bathroom, 1,826 sqft  
Residential on 0.00 Acres

Williamstown, Airdrie, Alberta

Walk-out with private back yard with flexible possession. This beautiful home includes 2 decks, a double garage with room for 2 cars on driveway. Main floor kitchen has a large granite island, good-sized pantry and a kitchen eating area, with access to the balcony. The kitchen comes with stainless steel appliances, which include built-in microwave, dishwasher, fridge and electric stove. Completing the main floor there is a living room with a fireplace, formal dining area and also a half-bath. The upper floor has 3 large bedrooms, main bathroom and the master bedroom has a nice sized walk-in closet, beautiful en-suite with double sinks & stand-alone shower. Step out onto the deck where you can bask in sunshine. For formal situations, a dining area & living room has a fireplace providing ambience. To the left of the stairs you'll find two extra bedrooms, both generous in size. Lower level is a great space w/ another bedroom, & a modern bathroom. The lower level is fully developed where you can enjoy the walk-out patio (south facing) & use the Rec room to play games and entertain family and friends. Plus another bathroom with a beautiful tiled over-sized shower. With Airdrie's extensive pathways, you are only moments away from the 60-acre environmental reserve & Woodside Golf Course.

Built in 2013



## Essential Information

MLS® #	A2226678
Price	\$482,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	401, 1086 Williamstown Boulevard Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T8

## Amenities

Amenities	Parking, Playground, Visitor Parking, Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony  
Lot Description        Back Yard, Corner Lot, Street Lighting, Creek/River/Stream/Pond,  
                                 Environmental Reserve  
Roof                        Asphalt Shingle  
Construction           Vinyl Siding, Wood Frame  
Foundation             Poured Concrete

**Additional Information**

Date Listed              June 3rd, 2025  
Days on Market        76  
Zoning                    R-4

**Listing Details**

Listing Office            Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.