\$499,900 - 301, 1086 Williamstown Boulevard Nw, Airdrie

MLS® #A2248086

\$499,900

3 Bedroom, 3.00 Bathroom, 2,011 sqft Residential on 0.05 Acres

Williamstown, Airdrie, Alberta

Prime Location Steps from Heron's Crossing K-8 School! This exceptional 3 bedroom, 2.5 bathroom end-unit home offers the ultimate convenience for families - watch your children walk to school and play in the adjacent landscaped courtyard park space. The coveted Williamstown location provides access to 40 acres of nature reserve with kilometers of pathways and bike trails, plus walkable shopping and restaurants. This bright and welcoming home features over 2000 square feet of developed living space with an abundance of natural light from extra windows throughout. The main level showcases a bright kitchen featuring granite counters, stainless steel appliances, full-height cabinets, and eating bar that flows into a spacious dining area and flex room. Step outside to the private east and south-facing balcony overlooking the courtyard. The generous living room boasts a modern fireplace, while a convenient half bath completes this level. Upstairs, the primary bedroom impresses with courtyard views, space for additional seating, and a large walk-in closet with custom built-in shelving and drawers. The luxurious ensuite features double sinks and an oversized walk-in shower. Two additional large bedrooms, full-sized laundry, and main bathroom round out the upper level. The walk-out level offers practical family living with garage entry, mudroom, and large family room that opens to a covered patio and small







fenced yard, perfect for outdoor entertaining. Additional features include double attached garage plus driveway parking for two more vehicles. This unique end-unit offers exceptional value in a family-friendly community.

Built in 2012

Essential Information

MLS® # A2248086 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,011
Acres 0.05
Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 301, 1086 Williamstown Boulevard Nw

Subdivision Williamstown

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3T8

Amenities

Amenities Park, Snow Removal, Trash, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, Kitchen Island,

Walk-In Closet(s)

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Stacked, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 12th, 2025

Days on Market 3

Zoning R2-T

Listing Details

Listing Office RE/MAX iRealty Innovations

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