

## 1506, 280 Williamstown Close NW Airdrie, Alberta

**MLS # A2198731**



# \$425,000

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Welcome to this bright and spacious move-in ready 3-bedroom, 2.5-bath CONDO with your own 24' garage capable of fitting a full size pick up! Located conveniently within walking distance to restaurants, grocery stores, coffee shops, and public transportation. As you step inside, you'll be captivated by the seamless open concept floor plan. The kitchen is a chef's dream, boasting stunning granite countertops, a convenient breakfast bar, exquisite cabinetry, and sleek stainless steel appliances. **SOME AMAZING UPGRADES RECENTLY DONE! HERE'S A BREAKDOWN:** Freshly painted walls and ceiling New fridge, stacked laundry unit, ceiling fans, kitchen sink faucet, and a new shower head in the Ensuite bathroom Exciting Addition: Professionally converted half of the garage into a 3rd bedroom! The primary bedroom is a true retreat, featuring a spacious walk-through closet leading to the elegant Ensuite. The second bedroom is thoughtfully designed with a second 4-piece bathroom just steps away, providing utmost convenience and privacy for guests or family members. With over 1490 square feet of meticulously designed living space, you'll be amazed by the comfort and style this unit provides. Don't miss the opportunity to witness one of the best locations in the entire complex. Call today to schedule a private showing and experience the pinnacle of upscale living firsthand!