

2006, 1001 8 Street NW
Airdrie, Alberta

MLS # A2209448



\$449,900

Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 442
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Vinyl Windows		

Inclusions: bathroom storage cabinets, pool table in basement

Welcome to Your Dream Home in The Trails of Williamstown! Nestled in a well-managed and pet-friendly community, this stunning end unit offers a perfect blend of comfort, convenience, and charm. Perfectly situated just a 12-minute stroll from Heron's Cross Elementary School and the breathtaking 60-acre Williamstown Environmental Reserve, you'll have access to parks, ponds, playgrounds, pedestrian bridges, and tranquil nature trails meandering along Nose Creek. With 9' ceilings, rich dark laminate flooring, granite countertops, stainless steel appliances, and a cozy gas fireplace, the open-concept main floor feels both luxurious and welcoming. The primary bedroom on this level features double closets, a 3-piece ensuite, and plenty of natural light—perfect for those seeking the ease of main-floor living. The upper-level retreat boasts two generously sized bedrooms, a loft area, and a full 4-piece bathroom provide ample space for family or guests. The basement offers a lot of opportunity and flexibility. With laundry hookups and a roughed-in bath, is ready for your creative touch to develop into the space of your dreams. AND forget about shovelling snow off your car—this double garage is a true convenience. This complex offers low condo fees that include access to an exclusive private playground and a clubhouse equipped with a full kitchen, ideal for hosting gatherings and special occasions. This inviting home is waiting for you — DON'T MISS OUT!! Schedule your showing today and explore the perfect balance of comfort and community!!