

# \$649,900 - 71 Williamstown Landing Nw, Airdrie

MLS® #A2207035

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,726 sqft

Residential on 0.01 Acres

Williamstown, Airdrie, Alberta

Welcome to the Beautiful Home! This charming 4-bedroom, 3.5-bath residence is perfectly situated on a desirable corner lot and features a gorgeous backyard, ideal for both relaxing and entertaining. Step inside to find a spacious and inviting layout centered around the gas fireplace. The generously sized dining area is perfect for hosting family gatherings. You'll love the oversized center island, granite countertops, stainless steel appliances, all complemented by a spacious pantry and stylish new light fixtures.

An easy access to the freshly painted large deck and tastefully landscaped backyard make indoor-outdoor living a breeze. Whether it's a summer BBQ or a safe place for kids to play, this yard is ready for it all including your very own Hot Tub. Upstairs, the primary suite is a true retreat, a large walk-in closet, and a bright 4-piece ensuite with a glass-enclosed shower and soaker tub. Two additional well-sized bedrooms, a 4-piece bathroom, and convenient upstairs laundry complete this level.

The fully finished lower level adds additional living space, including a large family room with a second gas fireplace, a spacious fourth bedroom, and a 3-piece bathroom—perfect for guests or extended family. The oversized double garage is the perfect workshop as it's insulated/drywalled, heated with extra attic storage and tons of electrical outlets.



Don't miss the opportunity to make this stunning home your own!

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207035    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,726       |
| Acres          | 0.01        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 71 Williamstown Landing Nw |
| Subdivision | Williamstown               |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0S2                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer        |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | None                                                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, See Remarks |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding, Wood Frame, See Remarks                                  |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 60               |
| Zoning         | R1-L             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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