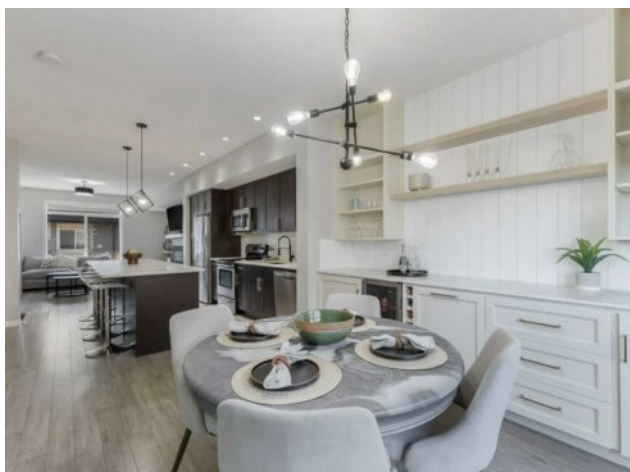


1406, 280 Williamstown Close NW  
Airdrie, Alberta

MLS # A2174746



## \$419,900

<b>Division:</b>	Williamstown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	1,494 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Oversized, Parking Pad, Single Garage Attached, Tandem		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Front Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 390

**Basement:** None

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R2-T

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar

**Inclusions:** None

The moment you walk through the entrance, you realize this unit stands out. Many additions have been made to this property to make it feel like a show suite. You will notice the feature wall when you walk through the main entrance, which creates a convenient location to hang jackets or items for your pets. On the main floor, the entertainment area was perfectly designed to create a cozy location to watch sports and movies at night's end. The kitchen is ideally situated for entertaining friends and family while still having plenty of room to prepare a meal for everyone. The dining area was amazingly curated with its custom dry bar for additional space and storage, allowing a perfect location separate from the kitchen. The half bathroom is conveniently tucked away on the main floor stairwell heading up to the bedrooms. Both bedrooms on this floor boast plenty of room regardless of which one you look at. The primary bedroom has a huge en-suite bathroom with a gorgeous walk-in closet with plenty of room for everyone's clothes. Heading to the secondary bedrooms, you pass the stacked washer, dryer, and second full bathroom. The secondary bedroom has a perfect location for your work-from-home setup and still allows lots of room for all your other necessities. The tandem garage has been coated with rubaroc flooring. This product is designed to endure the harshest environments and stand the test of time. It also has a fantastic workbench area that is perfect for any small jobs or repairs needed. Don't miss out on this fabulous property!