

# \$472,900 - 401, 1086 Williamstown Boulevard Nw, Airdrie

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MLS® #A2226678

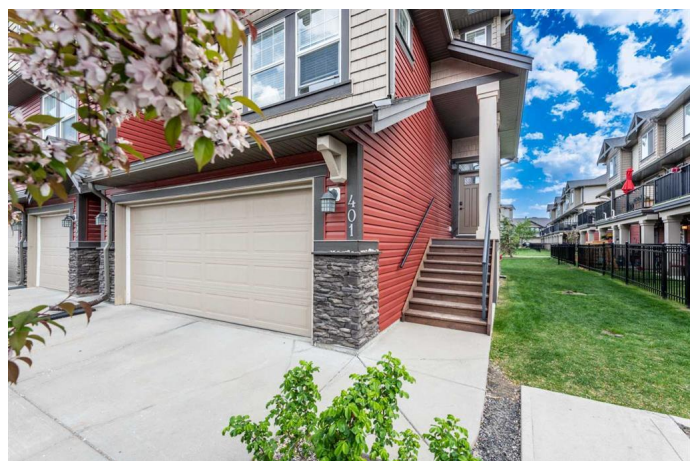
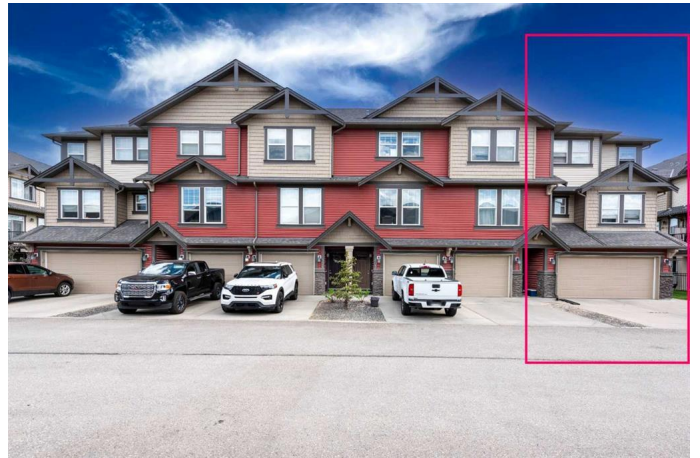
**\$472,900**

3 Bedroom, 4.00 Bathroom, 1,826 sqft  
Residential on 0.00 Acres

Williamstown, Airdrie, Alberta

Walk-out with private back yard with flexible possession. This beautiful home includes 2 decks, a double garage with room for 2 cars on driveway. Main floor kitchen has a large granite island, good-sized pantry and a kitchen eating area, with access to the balcony. The kitchen comes with stainless steel appliances, which include built-in microwave, dishwasher, fridge and electric stove. Completing the main floor there is a living room with a fireplace, formal dining area and also a half-bath. The upper floor has 3 large bedrooms, main bathroom and the master bedroom has a nice sized walk-in closet, beautiful en-suite with double sinks & stand-alone shower. Step out onto the deck where you can bask in sunshine. For formal situations, a dining area & living room has a fireplace providing ambience. To the left of the stairs you'll find two extra bedrooms, both generous in size. Lower level is a great space w/ another bedroom, & a modern bathroom. The lower level is fully developed where you can enjoy the walk-out patio (south facing) & use the Rec room to play games and entertain family and friends. Plus another bathroom with a beautiful tiled over-sized shower. With Airdrie's extensive pathways, you are only moments away from the 60-acre environmental reserve & Woodside Golf Course.

Built in 2013



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226678      |
| Price          | \$472,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,826         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 401, 1086 Williamstown Boulevard Nw |
| Subdivision | Williamstown                        |
| City        | Airdrie                             |
| County      | Airdrie                             |
| Province    | Alberta                             |
| Postal Code | T4B 3T8                             |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Parking, Visitor Parking, Other, Playground |
| Parking Spaces | 4                                           |
| Parking        | Double Garage Attached, Driveway            |
| # of Garages   | 2                                           |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air, Fireplace(s)                                                                            |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Electric                                                                                            |
| Has Basement      | Yes                                                                                                 |

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony

Lot Description        Back Yard, Corner Lot, Creek/River/Stream/Pond, Environmental Reserve, Street Lighting

Roof                      Asphalt Shingle

Construction          Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             June 3rd, 2025

Days on Market        95

Zoning                  R-4

**Listing Details**

Listing Office           Century 21 Bravo Realty

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