

# **\$504,900 - 1501, 1086 Williamstown Boulevard Nw, Airdrie**

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MLS® #A2269586

**\$504,900**

3 Bedroom, 3.00 Bathroom, 1,665 sqft  
Residential on 0.05 Acres

Williamstown, Airdrie, Alberta

WALKOUT - END UNIT - BACKING ONTO WALKWAY & A FEW STEPS TO WILLIAMSTOWN NATURAL RESERVE - AMAZING VIEWS TO THE RESERVE - LOW CONDO FEE - Welcome to this gorgeous walk-out end unit townhome that perfectly blends comfort, style, and nature – offering nearly 1,700 sq. ft. of bright, beautifully designed living space, complete with a full double attached garage and BREATHTAKING VIEWS OF THE SURROUNDING NATURE RESERVE. BACKING DIRECTLY ONTO A PEACEFUL WALKING PATH LEADING TO ENDLESS WALKING/BIKING PATHS. and JUST STEPS FROM SCHOOLS, PARKS & OPEN GREEN SPACES and every amenity you could need, this home is all about convenience and lifestyle. Step inside to discover an inviting open-concept layout featuring 9’™ ceilings, rich laminate flooring, and a stunning kitchen highlighted by granite countertops, an undermount sink, a wrap-around island, and an abundance of cabinetry for all your culinary needs. The great room is the heart of the home – a warm and welcoming space centered around a cozy gas fireplace and framed by large windows that flood the room with natural light and showcase serene outdoor views. Upstairs, the expansive primary suite feels like your own private retreat, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a



glass-enclosed shower, deep soaker tub, dual sinks, and elegant tile flooring. Two additional spacious bedrooms share another stylish 4-piece bath, and a convenient laundry room makes daily living a breeze. The walk-out basement is wide open and ready for your imagination – perfect for creating a rec room, home gym, or guest suite. With its ideal location, modern design, natural setting, and thoughtful details throughout, this home truly offers the best of both worlds. Don't miss your chance, book your private viewing today!

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2269586      |
| Price          | \$504,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,665         |
| Acres          | 0.05          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                                      |
|-------------|--------------------------------------|
| Address     | 1501, 1086 Williamstown Boulevard Nw |
| Subdivision | Williamstown                         |
| City        | Airdrie                              |
| County      | Airdrie                              |
| Province    | Alberta                              |
| Postal Code | T4B 3T9                              |

**Amenities**

|           |                               |
|-----------|-------------------------------|
| Amenities | Snow Removal, Visitor Parking |
|-----------|-------------------------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                              |
| Cooling           | None                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full                                                                                                                                                                 |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | None                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Landscaped, Views |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| Zoning         | R2-T               |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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