

39 Williamstown Landing NW
Airdrie, Alberta

MLS # A2255371

\$765,000

Division:	Williamstown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Tree		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Bathroom Rough-in, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

A Rare Gem in Williamstown — Backing onto an Environmental Reserve with Unobstructed Views! Welcome to this beautifully maintained 2-storey walkout in the quiet, family-friendly community of Williamstown. This home is truly a rare find—backing directly onto an Environmental Reserve, you're guaranteed no rear neighbours... ever! Enjoy a million-dollar view every day from your west-facing backyard covered patio. Step inside and fall in love with the open-concept main floor, featuring gleaming hardwood floors, 9’ ceilings, and a cozy gas fireplace—perfect for curling up on chilly winter nights. The kitchen is a dream, with granite countertops, ample cabinet and counter space, and a large eat-up island, ideal for entertaining or family meals. Enjoy your morning coffee in the bright west-facing dining nook or outside on the patio, soaking in the peaceful surroundings. Convenient main floor laundry is tucked away on the way to the garage, along with a stylish powder room for guests. Upstairs, the spacious bonus room is flooded with natural light and features vaulted ceilings—a perfect space for movie nights or a home office. The primary suite is a true retreat, complete with vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite featuring a soaker tub, separate glass shower, and dual sinks. Two additional generously sized bedrooms share a full 4-piece bathroom. Additional upgrades include: • Central A/C to keep you cool during hot summer months • Custom roller blinds throughout—choose full blackout or let the sunshine pour in • Epoxy-coated garage floor—easy to clean, dust-resistant, and visually striking The walkout basement is partially finished with large windows, framed walls, carpeted flooring, and electrical already completed—just bring your final touches to make it your own!