

# \$409,000 - 1707, 280 Williamstown Close Nw, Airdrie

MLS® #A2234819

**\$409,000**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

Located in the desirable Williamstown community, this chic three-storey townhome presents a harmonious blend of practical design, refined upgrades, and an exceptionally convenient location. Step inside to discover a sun-drenched, open-concept main level, where elegant wide-plank laminate flooring flows seamlessly beneath abundant natural light. The expansive living area is beautifully defined by a custom fireplace surround, creating a warm and inviting focal point.

The thoughtfully designed kitchen serves as both a culinary haven and an ideal space for entertaining. A massive quartz island takes center stage, complemented by sleek stainless steel appliances and ample, well-organized shaker cabinetry. An ample-sized dining area augments the living space and creates another spot for making lasting memories. Extending your living space outdoors, sliding doors from the living room open to a private, maintenance-free deck, complete with stairs leading down to the verdant green space below – perfect for enjoying summer evenings al fresco or providing effortless access for pets.

Ascending to the upper level, you'll find three generously proportioned bedrooms. The bright and private primary suite offers a tranquil retreat, featuring dual sinks, a spacious walk-in shower, and abundant storage solutions. Adding to the ease of daily living is the conveniently located upper-floor laundry. The tandem garage has been enhanced with



durable epoxy flooring, providing substantial room for vehicle parking, additional storage, or even a dedicated home gym. Furthermore, a convenient parking pad located directly in front of the garage offers a valuable extra parking space.

Enjoy the ease of a short stroll to Herons Crossing School and nearby retail amenities. Commuting is a breeze with quick and convenient access to Highway 2, connecting you effortlessly to the wider region. This Williamstown townhome offers a compelling combination of style, functionality, and prime location.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2234819      |
| Price          | \$409,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,521         |
| Acres          | 0.04          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 1707, 280 Williamstown Close Nw |
| Subdivision | Williamstown                    |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B 4B6                         |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking        |
| Parking Spaces | 3                                           |
| Parking        | Double Garage Attached, Parking Pad, Tandem |
| # of Garages   | 2                                           |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Electric, Living Room, Mantle                                                                   |
| Basement          | None                                                                                            |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Interior Lot                       |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 40              |
| Zoning         | R2-T            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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