

# \$739,000 - 39 Williamstown Landing Nw, Airdrie

MLS® #A2261065

**\$739,000**

4 Bedroom, 3.00 Bathroom, 1,985 sqft

Residential on 0.10 Acres

Williamstown, Airdrie, Alberta

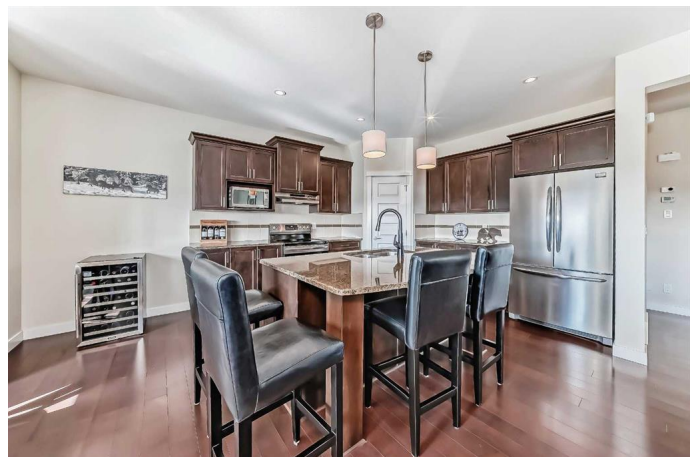
A Rare Find in Williamstown – Backing onto Nature with Beautiful, Peaceful Views!

Welcome home to this wonderfully cared-for 2-storey walkout in the friendly community of Williamstown. This is a true gem – backing right onto an Environmental Reserve, with a nice big back yard and you™ll never have to worry about rear neighbours! Enjoy open, west-facing views and quiet evenings surrounded by nature, right from your own backyard.

Inside, you™ll find a bright, open main floor that™s perfect for everyday living and entertaining. Gleaming hardwood floors, 9™ ceilings, and a cozy gas fireplace make the living area warm and inviting. The kitchen offers plenty of space to cook and gather, with granite countertops, lots of cupboards, and a large island that™s perfect for snacks, homework, or catching up over coffee. The sunny dining nook looks out toward the reserve, and the adjoining patio is ideal for morning coffees or summer BBQs.

A handy main-floor laundry area and a stylish half bath add extra convenience.

Upstairs, you™ll love the spacious bonus room with vaulted ceilings and big, bright windows – a perfect spot for movie nights, a kids™ play area, or even a home office. The primary bedroom feels like a retreat, complete



with a walk-in closet, vaulted ceiling, and a relaxing ensuite that includes a soaker tub, glass shower, and double sinks. Two more generous bedrooms and a full 4-piece bath complete the upper floor.

More features to love:

Central A/C to keep you cool in the summer. Gas hook ups, outside, both up and lower levels for your bbq and it is wired for a hot tub on the lower level.

Custom roller blinds throughout (blackout or light-filtering options)

Epoxy-coated garage floor—durable, clean, and great-looking

The walkout basement is partly finished with framing, electrical, and flooring already done—just waiting for your finishing touches to make it your own.

This home has everything you need: comfort, space, a peaceful location, and unbeatable views. It's the perfect place for your family to grow and make lasting memories.

Built in 2012

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2261065  |
| Price          | \$739,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,985     |
| Acres          | 0.10      |
| Year Built     | 2012      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 39 Williamstown Landing Nw |
| Subdivision | Williamstown               |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0S2                    |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                                      |
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection                                           |
| Parking Spaces | 5                                                                                                          |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad |
| # of Garages   | 2                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                       |
| Heating           | ENERGY STAR Qualified Equipment, Forced Air, Natural Gas                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                          |
| Fireplaces        | Gas, Glass Doors, Living Room, Mantle, Marble                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                        |
| Basement          | Full, Partially Finished, Exterior Entry, Walk-Out                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Rain Gutters                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, No |

|              |                                |
|--------------|--------------------------------|
|              | Neighbours Behind              |
| Roof         | Asphalt Shingle                |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 2                  |
| Zoning         | R1                 |
| HOA Fees       | 50                 |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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