

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

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	2
Zoning	R2-T

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.