

# \$765,000 - 39 Williamstown Landing Nw, Airdrie

MLS® #A2255371

**\$765,000**

4 Bedroom, 3.00 Bathroom, 1,985 sqft

Residential on 0.10 Acres

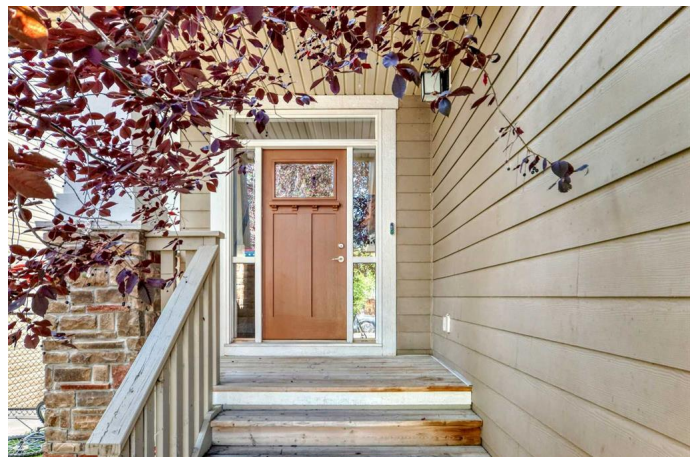
Williamstown, Airdrie, Alberta

\*\*\*Open House - Saturday September 13th 12-2pm\*\*\*A Rare Gem in Williamstown â€” 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 findâ€”backing directly onto an Environmental Reserve, youâ€™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, 9â€™ ceilings, and a cozy gas fireplaceâ€”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 ceilingsâ€”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!

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255371    |
| Price          | \$765,000   |
| 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          | Exterior Entry, Full, Partially Finished, 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    | September 11th, 2025 |
| Days on Market | 4                    |
| Zoning         | R1                   |
| HOA Fees       | 50                   |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

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 MLS® , Multiple Listing Service® 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.