

# \$494,900 - 2902, 1001 8 Street Nw, Airdrie

MLS® #A2244604

## \$494,900

3 Bedroom, 3.00 Bathroom, 1,621 sqft  
Residential on 0.06 Acres

Williamstown, Airdrie, Alberta

OPEN HOUSE SUNDAY 12- 3 PM- Join us for a light lunch and refreshments! Stunning location with a view of an environmental reserve with no neighbours behind you! This townhome in the Trails of Williamstown checks all the boxes! Double attached drywalled garage, walk-out with garden doors, 2 different decks with glass railing, and a covered patio area to enjoy unobstructed views. With over 1,621 square feet of living space, this 3-bedroom, 2.5-bathroom unit has all the upgrades. You are welcomed by 9-foot ceilings, a large tiled entrance and a foyer, leading to the open concept living area with brand new hardwood flooring. In the kitchen, you will find a sit-up breakfast bar with pendant lighting. The kitchen features newer stainless steel appliances, including a water line to the fridge, dark cabinetry, an undermount sink with granite countertops, a pull-down tap, and ample storage space with pot drawers and a separate pantry. Enjoy the natural light that comes in from the large windows and the gorgeous views from the dining room and living room. Outside on the huge deck, you can enjoy the sunshine from the west and BBQ on the deck, complete with a gas line. Plus, the living room has a gas fireplace with a built-in wall-mounted TV wiring conduit and an electrical plug. As you head up the stairs with open metal iron spindles, you come to an extra-large primary bedroom with a ceiling fan and another private balcony deck overlooking the environmental reserve. The attached



5-piece ensuite, including double vanity sinks, deep soaker tub, tons of storage with extra cabinetry drawers, and a vast walk-in closet complements the primary bedroom. Upstairs has upgraded berber carpet, upper floor laundry in the hallway, with a reading nook, along with two well-sized bedrooms that share a 4-piece bathroom with banjo counter tops and more cabinet drawers. Downstairs, it is ready for your imagination, partially framed, with walkout garden doors and large windows leading to a covered patio and yard, complete with a mature tree, providing shade while taking in the view! This professionally managed complex means you no longer need to do any landscaping or snow removal. Enjoy over 60 acres of parks and open green space, featuring pathways, bridges, an amenity building with a kitchen for hosting parties, and a playground. You have everything you need within minutes, including shopping, schools, golf, and all other amenities. Come check it out!

Built in 2012

### Essential Information

MLS® #	A2244604
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,621
Acres	0.06
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2902, 1001 8 Street Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0W4

### **Amenities**

Amenities	Clubhouse, Party Room, Playground, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Few Trees, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Paved, Underground Sprinklers, Environmental Reserve
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R2-T

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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