

# \$449,900 - 2006, 1001 8 Street Nw, Airdrie

MLS® #A2209448

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Residential on 0.06 Acres

Williamstown, Airdrie, Alberta

Welcome to Your Dream Home in The Trails of Williamstown! Nestled in a well-managed and pet-friendly community, this stunning end unit offers a perfect blend of comfort, convenience, and charm. Perfectly situated just a 12-minute stroll from Heron's Cross Elementary School and the breathtaking 60-acre Williamstown Environmental Reserve, you'll have access to parks, ponds, playgrounds, pedestrian bridges, and tranquil nature trails meandering along Nose Creek. With 9' ceilings, rich dark laminate flooring, granite countertops, stainless steel appliances, and a cozy gas fireplace, the open-concept main floor feels both luxurious and welcoming. The primary bedroom on this level features double closets, a 3-piece ensuite, and plenty of natural light—perfect for those seeking the ease of main-floor living. The upper-level retreat boasts two generously sized bedrooms, a loft area, and a full 4-piece bathroom provide ample space for family or guests. The basement offers a lot of opportunity and flexibility. With laundry hookups and a roughed-in bath, is ready for your creative touch to develop into the space of your dreams. AND forget about shovelling snow off your car—this double garage is a true convenience. This complex offers low condo fees that include access to an exclusive private playground and a clubhouse equipped with a full kitchen, ideal for hosting gatherings and special occasions. This inviting home is waiting for you — DON'T MISS OUT!!



Schedule your showing today and explore the perfect balance of comfort and community!!

Built in 2010

### Essential Information

MLS® #	A2209448
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.06
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2006, 1001 8 Street Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0W3

### Amenities

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

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Master Downstairs
-------------------	---

Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground, Private Entrance, Rain Gutters
Lot Description	Corner Lot, Irregular Lot, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	9
Zoning	R2-T

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.