

# \$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

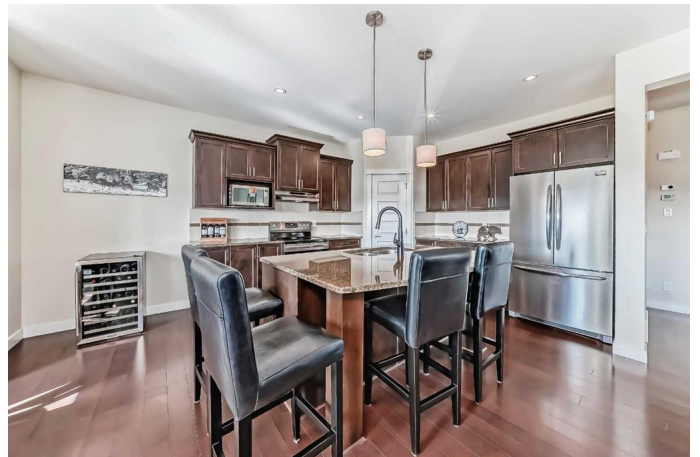
A Rare Find in Williamstown â€” Backing onto Nature with Beautiful, Peaceful Views!

Welcome home to this wonderfully cared-for 2-storey walkout in the friendly community of Williamstown. This is a true gemâ€”backing right onto an Environmental Reserve, with a nice big back yard and youâ€™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, youâ€™ll find a bright, open main floor thatâ€™s perfect for everyday living and entertaining. Gleaming hardwood floors, 9â€™ 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 thatâ€™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, youâ€™ll love the spacious bonus room with vaulted ceilings and big, bright windowsâ€”a perfect spot for movie nights, a kidsâ€™ 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
Zoning	R1
HOA Fees	50
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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