

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

MLS® #A2255371

\$765,000

4 Bedroom, 3.00 Bathroom, 1,985 sqft

Residential on 0.10 Acres

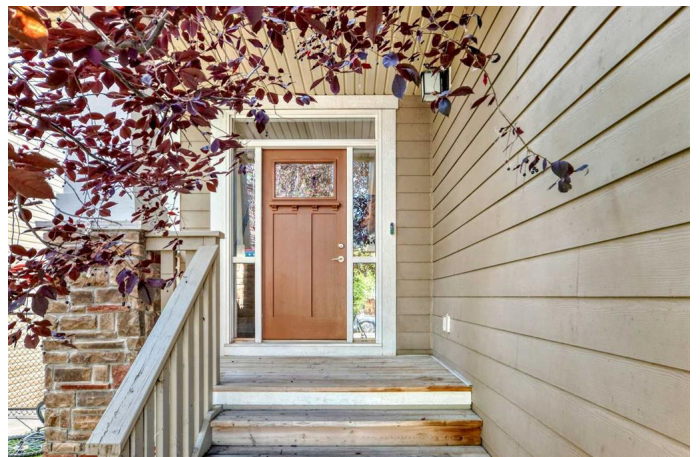
Williamstown, Airdrie, Alberta

Open House - Saturday September 13th 12-2pmA 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, Garbage Collection, Natural Gas Connected
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Parking Pad, Off Street
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors, Mantle, Marble
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out, Exterior Entry

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	2
Zoning	R1
HOA Fees	50
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.