

\$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

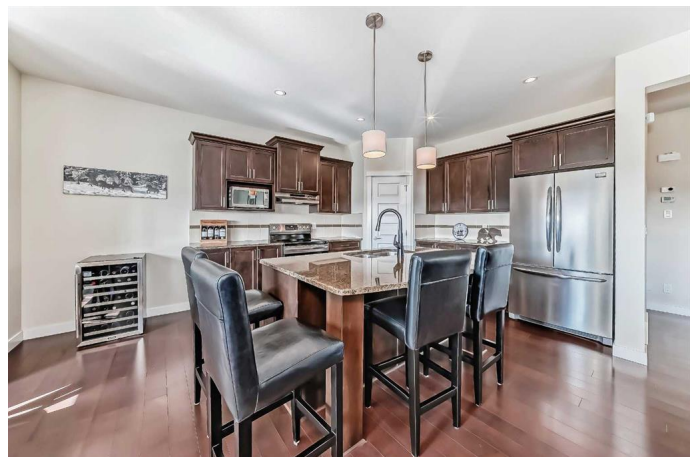
A Rare Find in Williamstown – Backing onto Nature with Beautiful, Peaceful Views!

Welcome home to this wonderfully cared-for 2-storey walkout in the friendly community of Williamstown. This is a true gem – backing right onto an Environmental Reserve, with a nice big back yard and you™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, you™ll find a bright, open main floor that™s perfect for everyday living and entertaining. Gleaming hardwood floors, 9™ 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 that™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, you™ll love the spacious bonus room with vaulted ceilings and big, bright windows – a perfect spot for movie nights, a kids™ 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, Garbage Collection, Natural Gas Connected
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	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Glass Doors, 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
Days on Market	7
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 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.