



GRASSROOTS
REALTY GROUP

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179 Silver Springs Way NW
Airdrie, Alberta

MLS # A2317212



\$564,900

Division:	Silver Creek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,338 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.97 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Shelving in the garage, TV mounts X4 with remote, Doorbell Camera

This is your dream home — move-in ready and absolutely spectacular! Step inside and be instantly wowed by the stunning vaulted ceilings and beautiful new laminate flooring that flows throughout the entire main floor. Fresh new paint and crisp new baseboards complete the bright, modern feel the moment you arrive. You're greeted by a grand front entrance that sets the tone for the entire home. Head upstairs to discover a breathtaking open-concept kitchen, living room, and oversized eating area — perfect for both everyday living and entertaining. The living room is warm and inviting with a large fireplace and walls of windows that fill the space with natural light. The three bedrooms upstairs are spacious and well-designed. One even features its own charming loft — a fantastic bonus for kids or guests. The private master suite is tucked at the rear of the home with a large ensuite bathroom, offering a true retreat. The fully finished basement was completed in early 2026 with full permits (635 sq ft of quality finished space). It includes a 4th bedroom, a spacious rec room with oversized windows, a three-piece bathroom, and excellent storage — making it ideal for family movie nights, guests, or a growing family. This home has been thoughtfully maintained and upgraded: - Air conditioning installed in 2024 with a transferable 16-year warranty (through Airdrie Air) - Furnace serviced in 2025 with a new blower motor in 2023 - Garage door torsion springs replaced in 2025 - New roof installed in 2015 Outside, you'll love the well-maintained yard and incredibly private backyard — a peaceful oasis where you can truly relax without feeling overlooked. The home sits on a quiet, family-friendly street with easy access to major roads, while being just a short walk to beautiful greenspaces and pathways. This is more than just a house —

it's a warm, move-in-ready home where memories are waiting to be made. If you're looking for space, style, quality updates, and peace of mind, don't wait. Come see it for yourself and get ready to fall in love. Your offer could make this home yours!