



381 Silver Springs Way NW
Airdrie, Alberta

MLS # A2317354



\$600,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,462 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, See Re		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	NONE		

HOME SWEET HOME! Welcome to this beautifully maintained detached family home offering over \$55,000 IN UPGRADES nestled in the heart of Silver Creek, one of Airdrie's most established and family-friendly communities. Complete with a double attached garage and numerous major upgrades throughout, this immaculately maintained, move-in ready home offers the perfect blend of comfort, functionality, and modern convenience. Step inside and immediately appreciate the abundance of natural sunlight that fills the home, creating a bright, warm, and inviting atmosphere year-round. The spacious open concept main floor is perfectly suited for both everyday living and entertaining, featuring a cozy living room anchored by a charming fireplace, a well-appointed kitchen with stunning granite counters and island, updated appliances, ample counter space, and rich wood cabinetry that adds timeless warmth and character. Upstairs, you'll find a breathtaking primary retreat complete with a walk-in closet and a 4 piece ensuite bathroom, offering the perfect place to unwind at the end of the day. Two additional great-sized bedrooms provide plenty of space for a growing family, guests, or a home office setup. The fully finished basement adds great additional living space and includes a bedroom, bathroom, family recreation room, children's play area, home gym, media room, or whatever best suits your lifestyle needs. Major updates include a Malarkey Legacy 50-year roof (2016), hardwood/tile flooring (2016), Trane furnace with humidity control (2019), granite kitchen renovation with backsplash and Whirlpool appliances (2020), R75 insulation upgrade (2021), bathroom renovation (2021), basement carpet replacement (2021), steel exterior door (2021), Window Lux 3-pane windows (2023 & 2025), landscaping (2026), and extensive garage upgrades including heating,

plumbing improvements, and an epoxy floor (2019–2026). Fencing and interior painting have been maintained on an ongoing schedule. Step outside to your own backyard oasis, thoughtfully landscaped for both relaxation and entertaining. Enjoy summer BBQs on the spacious open deck, gather around the fire pit with family and friends, or relax under the patio umbrella while taking in the peaceful surroundings. Silver Creek is known for its beautiful parks, playgrounds, walking paths, and nearby Nose Creek trails. Families will love the close proximity to schools and daycare facilities, while everyday conveniences are just minutes away, including grocery stores, restaurants, coffee shops, fitness centres, wellness services, shopping, recreational amenities and a quick drive to Calgary. Don't miss your opportunity to make Silver Creek your next home, book your private showing today!