



GRASSROOTS
REALTY GROUP

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**56 Silver Creek Boulevard
Airdrie, Alberta**

MLS # A2319696



\$515,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air	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:	Laminate Counters		

Inclusions: N/A

Introducing 56 Silver Creek Boulevard NW—a beautifully updated family home tucked into one of Airdrie’s most established communities. Backing onto greenspace with rear lane access and no immediate neighbours behind, this home offers the perfect blend of privacy, functionality, and everyday comfort. With over 1800sq.ft. of total developed living space and a thoughtfully developed basement, this home features 4 bedrooms, 2.5 bathrooms, and room for everyone to spread out. Step inside to discover a bright, open-concept main floor where recent updates shine. The kitchen has been refreshed with crisp white cabinetry, timeless subway tile backsplash, updated hardware, and a breakfast bar that seamlessly connects to the dining area and living room—making it just as suited for busy weekday mornings as it is for hosting friends and family. The dining nook is wrapped in windows overlooking the backyard and park beyond, while the inviting living room centres around a beautifully remodeled gas fireplace. Upstairs, the spacious primary retreat offers dual closets and a private ensuite complete with a separate shower. Two additional bedrooms and a full bathroom provide the ideal layout for growing families. The fully developed basement extends your living space with a fourth bedroom, rec room, dedicated laundry area, and plenty of storage options. Outside, the backyard is truly something special. Backing directly onto greenspace and a paved lane, you’ll enjoy extra breathing room, raised garden beds, mature trees, and endless opportunities for kids and pets to play. The double attached garage and extended driveway complete the package. Located just steps from walking paths, parks, Nose Creek pathways, schools, and everyday amenities, this is the kind of home where memories are made and neighbours become lifelong friends.

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