



GRASSROOTS
REALTY GROUP

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1, 12 Silver Creek Boulevard NW
Airdrie, Alberta

MLS # A2326559



\$379,900

Division:	Silver Creek		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,349 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, No Back Lane, No Neighbours Behind, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	9911059;1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom end-unit townhome with a double attached garage, offering close to 2,000 sq. ft. of developed living space in the sought-after community of Silver Creek. This home combines exceptional value with one of the best locations in the complex. You'll enjoy peaceful west-facing views of the environmental reserve of Williamstown Nose Creek, walking trails, a playground, and stunning sunsets - all with no rear neighbours. As an end unit located at the edge of the complex, you'll also appreciate the added privacy of having no neighbours on one side. The bright main floor features a spacious living room with a cozy gas fireplace, a generous dining area perfect for entertaining, and a functional white kitchen with fridge and dishwasher updated in 2025, and direct access to the double attached garage and driveway providing extra parking. Step outside to the common green space, where landscaping and snow removal are taken care of through the condo fees for truly low-maintenance living. Upstairs, you'll find three spacious bedrooms, a cheater ensuite, and a versatile bonus room ideal as a home office, reading nook, yoga space, playroom, or homework station. The fully finished basement provides even more flexible living space with a large recreation room, full bathroom, laundry area, and plenty of storage. Recent updates include a new furnace (2024) and hot water tank (2023). The well-managed complex is overseen by a proactive condo board, with the siding and roof replaced in 2017 for added peace of mind. Enjoy easy access to walking paths leading to nearby restaurants, plus you're just minutes from Superstore, Canadian Tire, Deerfoot Trail, and the roads connecting directly to northwest Calgary. Move-in ready and offering an unbeatable combination of space, privacy, nature, and convenience, this is a

rare opportunity in a complex where homes rarely become available. Book your showing today!