



GRASSROOTS
REALTY GROUP

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59 Silver Springs Way NW
Airdrie, Alberta

MLS # A2328314



\$535,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,434 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

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

Inclusions: N/A

Move-in ready and loaded with updates, this beautifully maintained Silver Creek home offers over 2000 Sq/ft of living space, a FULLY FINISHED basement, and a LARGE SOUTH FACING backyard that is perfect for enjoying the sunshine all day long. From the moment you step inside you'll appreciate the fresh, contemporary feel created by the new LUXURY VINYL PLANK flooring throughout the main level, FRESH PAINT from top to bottom, and UPDATED blinds that give the home a clean, modern finish. Large windows flood the main floor with natural light, creating a bright and inviting space for everyday living. The spacious kitchen is designed with both function and entertaining in mind, featuring a central island, corner pantry, ample cabinet and counter space, and newer appliances. It opens seamlessly to the dining and living areas, making it easy to host family gatherings or simply enjoy everyday life. Step outside onto the rear deck and take advantage of the huge backyard, offering all-day sunshine, plenty of room for kids and pets to play, and endless possibilities for gardening or outdoor entertaining. Upstairs you'll find 3 good-sized bedrooms, including a spacious primary retreat complete with its own private ensuite. There are 2 additional bedrooms and a full bathroom provide plenty of space for a growing family, guests, or a dedicated home office. The FULLY FINISHED basement significantly expands the living space and features a cozy family room with a GAS fireplace, making it the perfect spot for movie nights, watching the game, or creating a separate space for the kids. The lower level also includes the laundry area and plenty of additional storage. Thoughtfully maintained over the years, this home offers the added confidence of numerous major updates already completed, including the roof and siding (2016), furnace and hot water tank (2021),

garage door (2022), CENTRAL A/C (2022), and newer appliances. It's a home that's been cared for inside and out, allowing you to simply move in and enjoy. Located on a quiet street in one of Airdrie's most established neighbourhoods, you'll enjoy mature trees, parks, schools, walking paths, and everyday amenities just minutes away. This is an excellent opportunity to own a home that's been refreshed and is ready for its next owners to enjoy.