



GRASSROOTS
REALTY GROUP

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70 Creek Springs Road NW
Airdrie, Alberta

MLS # A2328439



\$558,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,494 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Vinyl Windows, Wet Bar		

Inclusions: garage heater, shelving in garage, basement sofa

Forget checking boxes this home raises the bar. Perfectly positioned on a quiet street just steps from a park, this stunning Airdrie property makes an unforgettable first impression with striking curb appeal and a modern exterior that hints at the luxury waiting inside. The moment you walk through the front door, you're welcomed by sun-soaked living spaces, a dedicated workspace, soaring style, and an open-concept design that effortlessly blends elegance with everyday comfort. Rich luxury LVP flooring, designer-inspired finishes, and a sophisticated color palette create a home that feels both stylish and durable. The kitchen is designed to impress. Featuring a dual convection range, sleek finishes and meticulous attention to detail, it's a space where family dinners, celebrations, and everyday moments become extraordinary. Moving upstairs, you'll find a luxurious primary suite, complete with a beautiful, full ensuite and an oversized walk-in closet. Two additional generously sized bedrooms provide plenty of space for family or guests, while the stunning second bathroom is straight out of a magazine, showcasing designer finishes that elevate everyday living. The fully finished lower level elevates your entertaining game with a stylish wet bar while offering exceptional flexibility. With plenty of space to easily accommodate an additional bedroom, it's ideal for guests, teenagers, or multi-generational living, adding even more value to an already impressive home. Step outside and discover a backyard designed to be enjoyed year-round. Relax on the expansive deck featuring automatic privacy screens, entertain with ease, or let kids and pets play freely on the premium pet-friendly artificial turf giving you a lush, low-maintenance yard without the mowing or mud. Add in rare RV parking, and you have an outdoor space that's as practical as it is beautiful. And then

there's the garage a heated 22' x 22' oversized double with 220V power that's ready for your workshop, hobbies, or simply keeping your vehicles warm through Alberta winters. Homes that combine this level of design, functionality, and lifestyle rarely come to market, especially at a price that delivers exceptional value. This isn't just a place to live; it's the home buyers dream about the moment they walk through the door.