



**GRASSROOTS**  
REALTY GROUP

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**18, 15 Silver Springs Way NW  
Airdrie, Alberta**

**MLS # A2331261**



**\$429,000**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silver Creek                           |               |                   |
| <b>Type:</b>     | Residential/Five Plus                  |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,345 sq.ft.                           | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 2                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                              |               |                   |
| <b>Lot Feat:</b> | Environmental Reserve, Garden, Private |               |                   |

|                    |                                                                                                                                                                                 |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                                                                                                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                                                                                                                                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                 | <b>Condo Fee:</b> | \$ 378 |
| <b>Basement:</b>   | Full                                                                                                                                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                                        | <b>Zoning:</b>    | R2-T   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bathroom Rough-in, Central Vacuum, Closet Organizers, Crown Molding, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                                                                             |                   |        |

Locations like this are truly rare, and the privacy this END unit townhome offers is unheard of. Situated right across from Airdrie's gorgeous ENVIRONMENTAL RESERVE, with endless walking paths, you have your very own oasis to admire from your front step! Inside screams PRIDE IN OWNERSHIP! The main floor features flawless HARDWOOD floors, elegant Crown molding, with an OPEN CONCEPT floor plan. The spacious living room showcases custom feature walls and a gas fireplace. The Kitchen is adorable with plenty of counter and cabinet space, plus a PANTRY. The Island connects you to the dining area that is saturated with natural light from your SOUTH facing balcony perfect for BBQing (gas hook-up). Opposite of the main living area you have a lot of storage, access to your DOUBLE ATTACHED GARAGE and a 2 piece bathroom. Head upstairs be sure to appreciate the breath taking mural found on the stair landing - a true custom art piece! Upstairs features the continuation of the hardwood floors into the open BONUS area, that again has no shortage of natural light and makes the perfect office area! There are TWO bedrooms situated on each side of the open space, the Primary bedroom that easily fits a king bed and side tables, has a large WALK IN closet and a 4 piece ensuite with corner shower and a massive SOAKER JET tub. The second bedroom is also large and has two double door closets, plus a 3 piece bathroom right next door! The basement is fully finished with a huge rec room, plenty of storage and a laundry room that has a sink, and cabinets. This unit also features CENTRAL AIR CONDITIONING for the hot summer days. This is an amazing and quiet complex that doesn't see a lot of turn over - which speaks volumes. The location has a quick connection to the highway, the back roads, and to all your shopping and retail

needs. You must come see this one for yourself to appreciate the beauty and privacy it offers.