



GRASSROOTS
REALTY GROUP

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56 Silver Creek Boulevard
Airdrie, Alberta

MLS # A2336470



\$525,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,327 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, Back Yard, 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:	Ceiling Fan(s), Kitchen Island, Laminate Counters		

Inclusions:	N/A
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A well-located 4-bedroom home backing onto green space in the established Airdrie community of Silver Creek. Offering over 1,800 sq. ft. including a finished basement, that has been recently renovated and located in a family oriented neighbourhood. The main floor features a bright living room with a gas fireplace, a comfortable dining area and a spacious kitchen, along with a convenient 2-piece powder room. Upstairs you’ll find three bedrooms, including a generous primary bedroom with its own 3-piece ensuite, plus a full 4-piece bathroom. The finished basement adds even more usable living space with a fourth bedroom and recreation/games room – ideal for guests, teenagers, a home office or movie nights. Outside, enjoy a fenced backyard, deck and the added privacy of backing onto park/green space. A double attached garage provides secure parking and storage, while the back lane offers additional separation and flexibility. Schools, playgrounds, shopping and everyday amenities are all nearby, making this a convenient place to call home.