



GRASSROOTS
REALTY GROUP

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42 Creek Springs Road NW
Airdrie, Alberta

MLS # A2270897



\$475,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, hood fan, built in dishwasher, washer, dryer, all window coverings, garage door opener (no remote), shed

OPEN HOUSE SATURDAY November 20, 2025 1:00 pm - 4:00 pm Discover exceptional value and comfort in this affordable 3-bedroom, 2.5-bath home, perfectly located in a family-friendly community just steps from a park with a playground. This property offers both style and practicality, featuring an Inviting Living Room with a cozy fireplace that anchors the space, perfect for relaxing evenings. Enjoy the recently installed vinyl plank flooring on the main level and the beautifully updated kitchen completed within the last year. The upper level offers 3 Bedrooms & 2.5 Baths with the two secondary bedrooms each enjoying direct access to the shared bathroom, creating a convenient semi-ensuite layout. The basement is unfinished and ready for your creative ideas—add a rec room, home gym, or additional bedroom. The spacious 20' x 24' detached garage features a power panel and durable interior plywood walls, ideal for hobbies, storage, or a workshop setup. The fully fenced yard includes a storage shed and offers room to play, garden, or simply unwind. This home is vacant and ready for quick possession, a fantastic opportunity for first-time buyers, small families, or anyone seeking value without compromise—it is ready for you to call home!