



GRASSROOTS
REALTY GROUP

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**67 Silver Springs Way NW
Airdrie, Alberta**

MLS # A2272736



\$660,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,637 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Nearly all the furniture is negotiable!

**** OPEN HOUSE DEC 6 12-2pm ** HELLO, GORGEOUS!** Step into perfection at 67 Silver Springs Way, where a meticulous renovation, with all the furniture negotiable, has created the ultimate move-in-ready family home. With 2,456 sqft of beautifully developed living space, this 4-bedroom residence blends modern style with uncompromising comfort. This property features significant 2024 upgrades, including new hardwood flooring throughout the main level, all new appliances in the kitchen and laundry, and a new 50-gallon hot water tank for worry-free living. The main floor is an immediate showstopper, offering a bright, cheery, and truly open-concept layout that is perfect for entertaining and everyday life. The modern kitchen flows seamlessly into the dining and living areas, creating a communal space flooded with natural light. Upstairs, the Primary Bedroom offers a true retreat, complete with a 4-piece ensuite and a generous walk-in closet. Two additional large bedrooms and a well-appointed 4-piece family bath ensure plenty of space for the whole family. The developed lower level adds massive value, featuring a large recreation area ideal for a media room or play space, plus the private fourth bedroom. Outdoors, the home features a prime south-facing backyard. Enjoy summer days on the brand-new deck and patio, offering ample space for relaxing, dining, and entertaining. Practicality is covered with a double attached garage. Located in the established and desirable Silver Creek community, this home is close to schools, parks, and amenities. A major bonus: nearly all of the beautiful furniture currently staging the home is also available for separate purchase, making this a true turnkey opportunity! Don't miss your chance to own a home where all the heavy lifting has been done for you!

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