



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

**MLS # A2277562**

**\$650,000**



<b>Division:</b>	Silver Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,637 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Nearly all the furniture is new and is negotiable!

\*\* OPEN HOUSE JAN 10 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!