



GRASSROOTS
REALTY GROUP

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211 Silver Springs Way NW
Airdrie, Alberta

MLS # A2285947



\$519,999

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,005 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Window Coverings Including All Rods and Draperies, Hot Tub (as is).

New Listing**Open House Times - Sat 2-4pm and Sunday 3-5pm Over 2,000 Sq Ft of Developed Living Space on a HUGE lot! Welcome to this spacious family home offering over 2,000 sq ft of developed living space, thoughtfully designed for comfort and functionality. Featuring 4 generously sized bedrooms and 2 full bathrooms, there's plenty of room for a growing family. The open-concept main floor creates a warm and inviting atmosphere, perfect for everyday living and entertaining. Just off the back, you'll find a bright and welcoming sunroom—an ideal space to enjoy your morning coffee or relax with friends and family year-round. Step outside to an impressive 30x40 deck, offering an incredible outdoor space for barbecues, gatherings, or simply soaking up the sunshine and relaxing under the pergola. Both the sunroom and deck were completed with permits and an engineering report for added peace of mind. This huge yard also features a hot tub and fire pit, creating the perfect backyard retreat. The above-ground pool is also available to stay, perfect for fun summer days ahead! Car enthusiasts and hobbyists will appreciate the double attached garage, fully insulated and heated with 240V power. One of the standout features of this property is the fully permitted side attachment—heated and equipped with power, water, and a drain for a sink. Previously used for home-based dog grooming, this versatile space offers endless possibilities. Whether you're looking to work from home, create a private workshop, studio, or hobby space, this setup provides flexibility and privacy. Permanent all-season Christmas lights were installed in 2025 for all multi-season year-round lighting. Additional updates include a new ignitor and blower on the furnace (2024) and a hot water tank in 2020. Shed and flagpole are also included. This

exceptional property truly offers space, functionality, and opportunity—all at a great price. This one won’t last long—book your showing TODAY!