



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2286453**



**\$620,000**

<b>Division:</b>	Silver Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, No		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, 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, Track Lighting, Tray Ceiling(s), Wet Bar		

**Inclusions:** Dishwasher (basement), electric oven (suite), Hood fan (suite), dishwasher (suite), refrigerator (suite)

Incredible opportunity to own a spacious 5 bedroom, 3 full bathroom split-level home with an unbeatable layout and endless potential. This handyman's delight is perfect for the savvy buyer ready to add their own vision and build equity in a property that truly has it all. With generous living spaces and two cozy fireplaces, this home offers warmth, character, and room for the whole family to grow. Adding even more value is the rare 1 bedroom, 1 bathroom carriage suite located above the double detached garage—ideal for extended family and guests! The oversized double garage is complemented by an additional double parking pad at the rear, ensuring there's plenty of space for vehicles and storage. Enjoy a private yard in a welcoming, family-friendly neighborhood where kids can play and neighbors feel like friends. With solid bones, a fantastic layout, and incredible potential, this is a unique opportunity for the right family to create their dream home while benefiting from endless possibilities.