



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

**MLS # A2293835**



**\$575,000**

<b>Division:</b>	Silver Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<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>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** Wall mount for TV in the basement, Rain barrels, Sheds in the back yard, Air Conditioner Unit, Snowblower, Lawn Mower

Welcome to Silver Creek. One of Airdrie's most sought after communities. This 3 bedroom, 2.5 bathroom, fully finished home truly does have it all. Gorgeous curb appeal welcomes you as you approach the home with mature trees and a quaint garden. Entering the home you are greeted with high ceilings in the entryway, tile floors leading you into your open floor plan. The kitchen is a chef's dream with ample counter space, newer appliances, tons of cabinetry, an island, making it the perfect area for entertaining or cooking at home with the family. The dining room is next to the kitchen and overlooks not only your north facing backyard but your expansive living room as well. A gas fireplace illuminates the living room adding a great feeling of comfort and gives you a great area for home movies or board games. Your half bathroom and main floor laundry area finish off the main level before heading upstairs. The primary suite is large enough for a king size bed as well as all of your additional bedroom furniture and features a huge walk-in closet, spa inspired ensuite bathroom and new triple pane window. The second and third bedrooms are also a great size with large closets and your 4 piece second bathroom completes the upstairs. The basement is fully finished with a massive entertainment space, office area and wet bar, perfect for game nights or having friends over. The back yard is really what sells this home. Unobstructed north views of expansive Alberta wilderness brings wildlife to your door and stunning sunrises along with peace, quiet and privacy. Sitting on your deck with a nice glass of wine or coffee in the morning will have you never wanting to leave. Airdrie is a growing city with great schools, shopping, parks, pathways and access to all of the amenities that you might need. THE SELLERS ARE GENEROUSLY INCLUDING A SNOW BLOWER AND

LAWN MOWER SO YOU CAN ENSURE YOUR NEW HOME IS WELL MAINTAINED. Do not miss out on this opportunity to own this exclusive home backing on to one of the most beautiful views in the entire city.