



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

MLS # A2295012



\$589,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,439 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: SHED

Welcome to this beautifully refreshed and move-in ready home in the heart of Silver Creek — one of Airdrie's most established and family-friendly communities. Offering over 1,400 sqft above grade plus a fully developed basement, this home delivers the perfect balance of comfort, functionality, and value for buyers looking to enter the market with confidence. Step inside to discover fresh paint throughout and brand new luxury vinyl plank flooring, creating a clean, modern feel from the moment you walk through the door. The main level features a bright and practical layout complete with a spacious kitchen showcasing a central island, corner pantry, and newer appliances, making everyday living and entertaining effortless. Large windows invite natural light to pour in, while the south-facing backyard ensures sunny afternoons on the rear deck — ideal for summer BBQs and relaxing evenings outdoors. Upstairs you'll find three comfortable bedrooms, including a well-appointed primary retreat with ensuite bath, while the additional bedrooms offer flexibility for growing families, guests, or a home office setup. The fully developed basement adds valuable living space, complete with a cozy fireplace — perfect for movie nights, a games area, or a private retreat. Laundry is conveniently located on the lower level. This home has been thoughtfully maintained with updated windows, newer utilities, roof and siding completed within the last decade, and the added bonus of central air conditioning for year-round comfort. The attached double garage, quiet street location, backyard shed, and overall pride of ownership make this property an exceptional opportunity. Whether you're a first-time buyer looking to break into the market, a young family seeking a welcoming neighbourhood, or someone wanting a turnkey home with major

updates already completed — this property delivers incredible value.