



**1, 12 Silver Creek Boulevard NW  
Airdrie, Alberta**

**MLS # A2298943**



**\$425,000**

<b>Division:</b>	Silver Creek		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Paved, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** none

Welcome to an exceptional end-unit townhouse in the sought-after community of Silver Creek, perfectly positioned to capture unobstructed views and direct access to the natural beauty of Williamstown Nose Creek Preserve. Backing onto over 15 acres of protected environmental reserve, this residence offers a rare blend of tranquility, privacy, and everyday convenience. Designed for both comfort and style, this fully finished two-storey home showcases upgraded laminate flooring and a thoughtfully curated U-shaped kitchen featuring extensive cabinetry, generous workspace, and recent enhancements including a new countertop, designer backsplash, and premium refrigerator and dishwasher (2025). Seamless access from the kitchen leads to an oversized double garage and expansive parking pad—ideal for modern living. The main level is highlighted by a bright, open-concept layout anchored by a warm gas fireplace in the living room, while the dining area extends effortlessly onto a west-facing deck overlooking the preserve—an inviting setting for sunrise and sunsets and outdoor entertaining. Distinctive barn doors add a sophisticated touch and architectural interest. Upstairs, the home offers three well-appointed bedrooms, including a serene primary retreat complete with dual closets and convenient cheater access to a spa-inspired bathroom with double vanities. A central loft provides a versatile space for a home office, reading lounge, or quiet retreat. The fully developed lower level expands your living space with a generous recreation room, complete with a dedicated alcove for a home gym, a full bathroom with a shower, and an upgraded laundry area featuring Samsung washer and dryer along with built-in storage. Recent mechanical upgrades include a new furnace (2024) and hot water tank (2023), offering peace of mind

for years to come. Enjoy a truly maintenance-free lifestyle with professionally managed snow removal, landscaping, and exterior upkeep handled by the condominium board. Ideally located with effortless access to neighbourhood amenities, major commuter routes including Veterans Boulevard and QE2 Highway, and just minutes to CrossIron Mills, Calgary International Airport, and the city—this is refined, low-maintenance living at its finest.