



**47 Silver Creek Boulevard NW  
Airdrie, Alberta**

**MLS # A2298960**



**\$509,900**

<b>Division:</b>	Silver Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, See Rem		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

BACKING ONTO NOSE CREEK PRESERVE - 4 BEDROOMS - FULLY FINISHED - DOUBLE ATTACHED GARAGE. Stylish and spacious, all with a perfect location&mdash; Note: carpet will be changed with negotiated offer & buyer can choose their color/type... welcome to your modern sanctuary. Perfectly situated in the highly desired community of Silver Creek, backing directly onto Nose Creek Preserve! This upgraded home blends sleek design elements with everyday functionality across more than 1,900 sq ft of developed space. Tasteful modern upgrades, including brand new luxury laminate flooring that elevate your experience. Just off the front door find your access to your attached double garage, making parking effortless year-round, plus extra storage or a workshop. Then inside You're greeted by a flood of natural light through large windows, accentuating the open layout and stylish finishes. The main floor is all about connection and comfort. The inviting living room, anchored by a cozy gas fireplace, is made for everything from lazy Sundays to lively gatherings. Rich laminate flooring adds a contemporary touch, while the expansive kitchen steals the show with sleek stainless steel appliances that tie the space together beautifully. A generous dining area flows seamlessly to the backyard, where your south-facing, sun-drenched deck and patio invite you to enjoy morning coffees, summer BBQs, and effortless outdoor living with a beautiful view. Upstairs, the large primary suite offers a peaceful retreat with its own elegant 4pc ensuite. Two additional bedrooms and another 4pc Jack and Jill style bathroom provide plenty of room for family, guests, or a home office setup. The fully finished basement is as versatile as it is cozy &mdash; the perfect spot for movie nights, a kids&rsquo; zone, or a quiet workspace &mdash; plus a spacious fourth bedroom for

added flexibility. Located in the vibrant, family-friendly community of Silver Creek, you're just steps from parks, playgrounds, walking and biking paths, schools, transit, and all the shopping and amenities that NW Airdrie has to offer. NOTE: carpets on the upper level and basement need replacing & can be negotiated into offer so buyer can choose their color/type or make a deal without the carpet replacement. Book your private viewing today while it lasts!