



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

MLS # A2138519



\$589,999

Division:	Silver Creek		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: NONE

GREAT LOCATION! QUIET NEIGHBOURHOOD! BACKING TO A GREEN SPACE! This fully finished 3-bedroom home is ready and waiting for you to move right in! The spacious OPEN CONCEPT MAIN FLOOR is perfectly laid out for entertaining as well as everyday living. You're going to love the beautiful FLOOR TO CEILING STACKED STONE GAS FIREPLACE in the living room. If you're a fan of big family dinners there is tons of room for a large dining table between the kitchen and living room. The kitchen has TONS OF FLOOR SPACE to allow for multiple people to be in the space at one time. It is nicely finished with neutral colours featuring light coloured cabinets and black appliances. The rich coloured laminate flooring throughout is both DURABLE AND EASY TO CARE FOR and creates a cohesive feel to the whole space. A half bath and main floor laundry round out this level. Upstairs you'll find 3 NICE SIZED BEDROOMS including the primary with its own ensuite. The other 2 bedrooms share the main bath. The FULLY FINISHED BASEMENT offers a great cozy place to hang out with the family watching movies or maybe as a retreat for your teenagers. There is also a beautifully finished 3 pc bath down here. You can easily creat another bedroom in this basement. The wonderful backyard is a lovely retreat with NICE LANDSCAPING including flower beds and mature trees, a LARGE DECK, SEPARATE SEATING AREA and TONS OF LAWN SPACE LEFT for kids and pets to enjoy. Enjoy the privacy of no neighbours to the back with just a GREEN SPACE behind you. This home is in a great location on a quiet street in SILVER CREEK and is just minutes from the NOSE CREEK REGIONAL PARK where you'll enjoy 20 ACRES OF STUNNING NATURAL RESERVE. You're also conveniently located close to schools, parks,

pathways and shopping and easy access to the QE2 makes getting in and out of Airdrie a breeze. You're going to love living here!