



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

MLS # A2148264



\$579,000

Division:	Silver Creek		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,170 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: n/a

Nestled in a serene enclave and backing onto a lush park, this former showhome offers an idyllic retreat. With Nosecreek meandering gracefully behind, the property boasts a captivating blend of privacy and scenic beauty, enhanced by a recently constructed two-story deck featuring a pergola and wall—perfect for tranquil mornings, peaceful evenings, and entertaining. The bi-level design of the home reveals a well-appointed interior, characterized by vaulted ceilings that accentuate an airy, open family room and a sun-drenched kitchen facing south. This culinary space has recently been updated with newer appliances replaced two years prior, tiled floors, and updated counters. It also includes a corner pantry and breakfast island for added convenience. The sleeping quarters on the main level consist of a primary bedroom complete with a 4 pc ensuite bath, alongside two additional bedrooms and another full bathroom, ensuring ample space for family and guests. The lower level extends the living space significantly with its large windows filling the area with natural light, an expansive recreational room anchored by a three-sided fireplace, and a supplementary kitchen/wet bar in the bonus room—ideal for entertaining. Another bedroom and full bathroom down the hall provide further accommodation. This home, meticulously maintained and cherished, also features an attached double garage with freshly serviced doors, all like the rest of the house, well maintained, ensuring little details are in order. Book your showing today to experience your new sanctuary, where convenience meets the soothing embrace of nature.