



**120 Creek Gardens Close NW
Airdrie, Alberta**

MLS # A2161049



\$554,900

Division:	Silver Creek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Pie Shaped Lot, Secluded		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: freezer in basement, treadmill/cross bow exercise equipment in basement, tall white cabinet in basement, patio heater on deck, attached & free standing shelves in garage,

Clean, contemporary styling and obvious pride of ownership make this meticulously cared-for Silver Creek of Airdrie home shine. A large entryway welcomes you in, with a big closet to one side and the powder room to the other. The bedroom here makes a fantastic home office, with tons of morning light filtering in through southeast-facing windows. The main living area opens toward the back of the house, with pristine hardwood floors and vaulted ceilings setting a light and airy tone. A gas fireplace centres the living room, where dynamic architecture is sure to spark conversation and built-in speakers allow you to set the mood for your next gathering. Windows stream beautiful natural light into the space, continuing into the dining area. Warm natural wood and earthy shades in the kitchen combine with high ceilings and white appliances to create an inviting aesthetic. Guests will want to pull up a stool at the island while you pull fresh baking out of the oven, and a pantry ensures you have tons of space to stock up on snacks and ingredients. The back door leads to a covered deck where glass panels extend your outdoor dining season. Down the hall, an expansive primary bedroom includes a bay window sitting area. The ensuite offers a large vanity, a tub-shower combo, and also holds the walk-in closet. In the entry to the double-attached garage, you will also find the laundry room. The garage itself has plenty of built-in and overhead storage as well as in-floor heating for the handyman who wants to tinker all year round. Downstairs also has in-floor heating as well as 9.5 foot ceilings. The oversized family room provides space for your home theatre as well as a games area, shutters on the windows ensure there's no glare while you enjoy your show. There is a third bedroom and bathroom on this level, as well as a flex area that could be great for

hobbies or your gym equipment. Functional upgrades include a newer high efficiency furnace, A/C, and an on-demand water heater. Outside, the deck steps down to a stunningly landscaped oasis, where a turf lawn requires no maintenance and always looks freshly mowed. Curated garden beds edge the oversize pie lot with a mix of fruit and ornamental trees and shrubs that provide dappled shade, and west exposure means you get to enjoy gorgeous sunsets every night. There is additional storage under the deck and a patio wraps at multiple locations around the house. Alley access is ideal to pull up the RV and get ready for camping. Set just one block from the Williamstown Nose Creek Preserve, this community embraces nature and outdoor activities, with green space all around. You can even walk through the natural area to get to the school, great for getting the kids or grandkids some fresh air after class. Nearby, Silver Creek Crossing & Dickson Crossing offer a selection of shops, and within minutes you can access a whole host of shopping, dining, & service options in the Gateway district. Call today!