

**25, 12 Silver Creek Boulevard NW
 Airdrie, Alberta**
MLS # A2279258
\$394,900


Division:	Silver Creek		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 484
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Wash Basin in basement.
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Welcome to this well-maintained corner-unit townhome located in a quiet condominium complex in the desirable community of Silvercreek. Offering 4 bedrooms, 3 bathrooms, and 1,363 sq ft above grade, this home provides exceptional space and flexibility for growing families or savvy investors. The main level features hardwood flooring, a bright and functional layout, and a spacious kitchen highlighted by white cabinetry, stainless steel appliances, and ample counter and storage space—perfect for everyday living and entertaining. The open design flows seamlessly into the dining and living areas, creating a warm and inviting atmosphere. Upstairs, you'll find 3 comfortable bedrooms with carpeted flooring, while the finished basement adds valuable additional living space ideal for a family room, guest area, or home office (presently being used as a bedroom). The home also includes an attached double, insulated, garage, offering convenient parking and additional storage. Enjoy outdoor living with a rear deck and the convenience of condo-managed snow removal and lawn care, making for truly low-maintenance ownership. Location is a standout—just a short walk to the Williamstown Nature Reserve, ideal for family strolls and enjoying the outdoors. Built in 1999, this property combines space, location, and value in one of Airdrie's most family-friendly areas. A fantastic opportunity for a young family or a strong investment property in a highly desirable NW Airdrie location.