

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

**MLS # A2295012**



**\$559,900**

<b>Division:</b>	Silver Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,439 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<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>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** SHED

Welcome to this beautifully refreshed and move-in ready home in the heart of Silver Creek &mdash; one of Airdrie's most established and family-friendly communities. Offering over 1,400 sqft above grade plus a fully developed basement, this home delivers the perfect balance of comfort, functionality, and value for buyers looking to enter the market with confidence. Step inside to discover fresh paint throughout and brand new luxury vinyl plank flooring, creating a clean, modern feel from the moment you walk through the door. The main level features a bright and practical layout complete with a spacious kitchen showcasing a central island, corner pantry, and newer appliances, making everyday living and entertaining effortless. Large windows invite natural light to pour in, while the south-facing backyard ensures sunny afternoons on the rear deck &mdash; ideal for summer BBQs and relaxing evenings outdoors. Upstairs you'll find three comfortable bedrooms, including a well-appointed primary retreat with ensuite bath, while the additional bedrooms offer flexibility for growing families, guests, or a home office setup. The fully developed basement adds valuable living space, complete with a cozy fireplace &mdash; perfect for movie nights, a games area, or a private retreat. Laundry is conveniently located on the lower level. This home has been thoughtfully maintained with updated windows, newer utilities (Furnace and hot water tank in 2021, Garage door in 2022, Roof and siding 2016, Air Conditioning 2022, and the added bonus of central air conditioning for year-round comfort. The attached double garage, quiet street location, backyard shed, and overall pride of ownership make this property an exceptional opportunity. Whether you're a first-time buyer looking to break into the market, a young family seeking a welcoming

neighbourhood, or someone wanting a turnkey home with major updates already completed &mdash; this property delivers incredible value.