



THE
A-TEAM

**RE/MAX
FIRST**

187 SILVER SPRINGS Way, Airdrie T4B 2Y3

MLS®#: **A2138519**

Area: **Silver Creek**

Listing Date: **06/05/24**

List Price: **\$589,999**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,351**

Low Sqft:

Ttl Sqft: **1,351**

Lot Information

Lot Sz Ar: **3,918 sqft**

Lot Shape:

DOM

27

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 8`4"	Kitchen With Eating Area	Main	11`4" x 13`9"
Living Room	Main	14`8" x 15`3"	Other	Main	29`1" x 14`6"
Mud Room	Main	4`1" x 8`3"	Entrance	Main	7`6" x 8`4"
Pantry	Main	1`7" x 3`6"	Bedroom	Upper	10`4" x 10`3"
Bedroom - Primary	Upper	12`11" x 10`9"	4pc Ensuite bath	Upper	7`5" x 4`11"
Walk-In Closet	Upper	5`1" x 5`1"	4pc Bathroom	Upper	8`11" x 4`11"
Bedroom	Upper	10`7" x 9`10"	3pc Bathroom	Basement	4`8" x 7`9"

Family Room
Other

Basement
Main

24`11" x 13`10"
17`11" x 21`8"

Furnace/Utility Room

Basement

6`1" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0214232

Remarks

Pub Rmks:

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 create 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!

Inclusions:
Property Listed By:

NONE
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













