



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 SILVER SPRINGS Way #4, Airdrie T4B 2W1**

MLS® #: **A2189214**      Area: **Silver Creek**      Listing Date: **01/28/25**      List Price: **\$399,900**  
 Status: **Pending**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2001**      Abv Sqft: **1,230**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **2,012 sqft**      Ttl Sqft: **1,230**  
 Lot Shape:

DOM

**4**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Beach,Lawn,Private,Rectangular Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Humidifier,Refrigerator,Washer**  
 Int Feat: **Central Vacuum,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>38`7" x 37`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>37`6" x 37`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>39`1" x 13`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>33`11" x 32`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>35`6" x 29`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>23`3" x 9`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>36`4" x 16`2"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>41`3" x 26`0"</b>
<b>Living Room</b>	<b>Basement</b>	<b>36`4" x 30`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>45`8" x 39`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>30`4" x 29`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>24`4" x 16`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>22`8" x 19`5"</b>

Condo Fee:  
**\$274**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **0110040**

Remarks

Pub Rmks:

**Welcome to this beautifully maintained townhome with over 1700 square feet of finished living space nestled in the sought-after community of Silver Springs. Perfectly located near shopping, schools, walking paths, and all the amenities Airdrie has to offer, this home is designed for both convenience and comfort. The main floor features a welcoming kitchen with ample cabinetry, seamlessly connecting to the adjacent dining area and a cozy living room—perfect for hosting or relaxing. A convenient 2-piece powder room completes this level. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a 4-piece bathroom, providing plenty of space for your family. The fully finished basement includes a fourth bedroom, a 3-piece bathroom, and a secondary living area, offering added flexibility for guests or recreation. Outside, the shared backyard offers a sense of community while maintaining privacy with a partial privacy wall. The attached garage ensures added convenience, especially during the colder months. You will love the maintenance free back yard where the lawn care is taken care of for you! With its ideal location and thoughtful layout, this home is a must-see. Schedule your viewing today!**

Inclusions:

**N/A**

Property Listed By:

**CIR Realty**

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









