



THE
A-TEAM

**RE/MAX
FIRST**

76 SILVERSPRINGS Way, Airdrie T4B 2R6

MLS®#: **A2193427**

Area: **Silver Creek**

Listing Date: **02/19/25**

List Price: **\$699,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Airdrie**
Year Built: **2001**
Lot Information
Lot Sz Ar: **5,422 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,507**
Low Sqft:
Ttl Sqft: **1,507**

DOM

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

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:
Lot Feat:

**Back Yard,City Lot,Dog Run Fenced In,Front Yard,Fruit Trees/Shrub(s),Interior Lot,Landscaped,Level,Private,Secluded,Treed
Concrete Driveway,Double Garage Attached,Front Drive,Garage Faces Front,Guest,Insulated,Parking Pad,Workshop in Garage**

Park Feat:

Utilities and Features

Roof: **Asphalt**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Private Yard**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Other,Range Hood,Refrigerator,See Remarks,Washer,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Laminate Counters,No Smoking Home,Pantry,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	38`5" x 30`2"
Living Room	Main	11`6" x 13`5"
4pc Bathroom	Second	4`11" x 7`10"
Bedroom	Second	9`2" x 11`3"
2pc Bathroom	Third	5`5" x 7`11"
Game Room	Basement	10`9" x 19`3"

Room	Level	Dimensions
Kitchen	Main	12`3" x 10`4"
3pc Ensuite bath	Second	6`11" x 6`0"
Bedroom	Second	9`6" x 9`11"
Bedroom - Primary	Second	16`11" x 10`8"
Family Room	Third	16`10" x 13`10"

Title: **Fee Simple**
 Legal Desc: **0012084**

Zoning: **R1**

Remarks

Pub Rmks: **A RARE find... This unique property offers so much opportunity for those with extended family, those that want a 'mortgage helper' providing a fantastic income-generating opportunity for the savvy homeowner while remaining the sole residents of their home. Whether the "Carriage House" adds some extra rental income from your lot or accommodates an extended family member, parent or grandparent, to live nearby while still maintaining a level of privacy for both. The "Primary home" is a well maintained 4-level split home located in the family-friendly community of Silver Creek, Airdrie. From the moment you step inside of the primary residence, you'll appreciate the bright, airy interior and thoughtful layout. This home offers a perfect blend of style, space, and comfort. With 3 generous bedrooms and 3 bathrooms, this home is ideal for families seeking both privacy and togetherness in a spacious setting. Each of the 4 levels offers its own unique charm, with plenty of room for everyone to spread out. Updates include: new furnace, new central air conditioning, shingles, fascia, eaves, engineered hardwood flooring, new carpet, nest thermostat, ring doorbell, light fixtures and stainless steel appliances. The CARRIAGE HOUSE or Garden Suite is a standout feature, complete with its own entrance, porch and fenced/landscaped yard. It is a fully self-contained bachelor suite with its own kitchen, bathroom, sleeping and living space, gas furnace, water heater plus parking space. As you enter the PRIMARY residence, the main floor layout creates an inviting atmosphere, perfect for entertaining guests or enjoying family time. The kitchen, complete with SS appliances, ample counter space, and an eat-in dining area, ensures that meal prep and dining flow seamlessly including direct access to the back deck. Outside, enjoy the fully fenced private backyard with lush landscaping, raised garden beds and established trees that provide a peaceful setting. The upper level has a spacious primary bedroom with a private 3 piece ensuite and walk-in closet plus 2 built-in wardrobe . Two additional bedrooms and 4 piece bath provides plenty of space for family members from babies to adults. The family room level has an inviting and cozy gas fireplace that creates a warm focal point for family gatherings. This level has access to the attached double garage, another bathroom / laundry room. Descending to the basement, you'll find a flex room which could be used as a bedroom, office or gym, the possibilities are endless. This floor has a huge storage room with built-in wood shelving for storage. With space for up to five vehicles, parking will never be an issue for you or your guests. Vacant and move-in ready, this is a rare opportunity to own a turnkey property that can generate income possibilities.**

Inclusions: **Shed, 2nd and 3rd refrigerator, 2nd dishwasher, 2nd electric stove, Ring doorbell, 2 range hoods. curtain rods, wardrobe in flex room**
 Property Listed By: **CIR Realty**

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













