

# \$412,500 - 6, 15 Silver Springs Way Nw, Airdrie

MLS® #A2203792

**\$412,500**

3 Bedroom, 3.00 Bathroom, 1,323 sqft  
Residential on 0.07 Acres

Silver Creek, Airdrie, Alberta

Welcome to your new cozy home! This lovely END-UNIT townhome has 1758 square feet of usable space and features 3 bedrooms, a bonus room, 2.5 baths, and a fantastic insulated/painted DOUBLE GARAGE with handy storage shelving and sinks. You'll love the wide private side entrance—perfect for sitting with coffee or dropping off shopping bags! This AIR-CONDITIONED gem is nestled in a quiet complex, allowing plenty of natural light to fill the space with its many EXTRA WINDOWS. The main floor has an open concept combined kitchen and dining area with sliding doors to your private east-facing patio. The kitchen is a joy to cook in, featuring STAINLESS STEEL APPLIANCES (with a nearly new dishwasher), charming oak cabinets, and a convenient sit-up eating area. The main floor with updated lighting fixtures invites you in with beautiful HARDWOOD FLOORING and a warm gas tiled fireplace face complete with a mantle to gather around. Upstairs, you'll discover a large master bedroom with his and her closets and a lovely adjoining cheater 4-piece ENSUITE - main bathroom. There's also a versatile bonus room (FLEX/DEN/OFFICE space) with even more windows bringing natural light in. Plus two additional generously sized bedrooms with spacious closets. Downstairs, you'll find a fresh NEW 3-piece bathroom with vinyl flooring and matching cabinetry, family living space, and many storage options. Say goodbye to yard work and enjoy a maintenance-free



lifestyle, leaving the landscaping to someone else! Enjoy gardening in the rear yard, using the hose bib to water your flowers easily. Silver Springs is conveniently close to all amenities, such as schools, parks, recreation, golf, and shopping. Bring your family and pets (subject to board approval) and don't miss your chance to make this charming townhome yours!

Built in 2001

### **Essential Information**

MLS® #	A2203792
Price	\$412,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	6, 15 Silver Springs Way Nw
Subdivision	Silver Creek
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Concrete

	Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Landscaped, Lawn, No Neighbours Behind, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	9
Zoning	R2-T

## Listing Details

Listing Office	CIR Realty
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