

\$399,900 - 8, 12 Silver Creek Boulevard Nw, Airdrie

MLS® #A2174190

\$399,900

3 Bedroom, 2.00 Bathroom, 1,238 sqft
Residential on 0.05 Acres

Silver Creek, Airdrie, Alberta

Welcome to Silver Creek Terrace! This is a very well-established, friendly community and this 3 BEDROOM, FULLY FINISHED, townhouse condo unit is awaiting its' new owner. Upon entering you are welcomed into a spacious foyer with a garage access door and a convenient half bath. The main level features an open living space with a kitchen, dining room and living room area. The KITCHEN boasts plenty of counter space, oak cabinetry, pantry, white appliances, laminate counter tops with a breakfast area. Get ready for fun family gatherings and entertaining in the spacious dining room which can accommodate a larger table. The living room has a GAS FIREPLACE with a mantle and tile surround for those cozy winter nights. Sliding glass patio doors lead out to your west-facing deck where you will enjoy an evening barbeque with friends and family while watching the sunset and looking across the street at the Williamstown NOSE CREEK PRESERVE area. On the upper level is the Primary bedroom with a large walk-in closet, two other good- sized bedrooms, an area that could be used for an office space and a 4 -piece main bath with a large, convenient vanity. The basement has been fully finished and contains an open family room, a storage room under the stairs and a furnace/utility room with a laundry area. ** A NEW FURNACE AND HOT WATER TANK WAS INSTALLED IN 2020., NEW CARPET GOING TO THE UPPER LEVEL AND LVP ON THE



UPPER LEVEL WAS INTALLED IN MAY 2024, FLOORING IN BASEMENT AND STAIRS WAS INSTALLED IN 2020**. This townhome also has a SINGLE ATTACHED GARAGE and a DRIVEWAY so your vehicles will fit nicely in these spaces. Nothing to do in this unit but move in and enjoy! Put this one on your list and hurry in to view! Shows a 10+

Built in 1999

Essential Information

MLS® #	A2174190
Price	\$399,900
Sold Price	\$392,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,238
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	8, 12 Silver Creek Boulevard Nw
Subdivision	Silver Creek
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2R2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Storage, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Stove, Garage Control(s), Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Level, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	December 7th, 2024
Days on Market	44
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.