

\$699,900 - 76 Silver Springs Way Nw, Airdrie

MLS® #A2193427

\$699,900

3 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.12 Acres

Silver Creek, Airdrie, Alberta

A RARE find! This unique property offers so much opportunity for those with extended family, those that want 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 Legal 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 wardrobes. 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.

Built in 2001

Essential Information

MLS® #	A2193427
Price	\$699,900
Sold Price	\$684,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	76 Silver Springs Way Nw
Subdivision	Silver Creek
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2R6

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Guest, Insulated, Parking Pad, Workshop in Garage

Interior

Interior Features	Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Other, Range Hood, Refrigerator, Washer, Window Coverings, Electric Range, Freezer, See Remarks, Washer/Dryer Stacked
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Private, Treed, City Lot, Dog Run Fenced In, Interior Lot, Secluded
Roof	Asphalt
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2025
Date Sold	March 10th, 2025
Days on Market	19
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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