

8, 12 Silver Creek Boulevard NW
Airdrie, Alberta

MLS # A2174190



\$399,900

Division:	Silver Creek		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Storage		

Inclusions: N/A

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 CREE 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+