



**GRASSROOTS**  
REALTY GROUP

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**95 Summerwood Road  
Airdrie, Alberta**

**MLS # A2309376**



**\$536,999**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Summerhill                              |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 959 sq.ft.                              | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Views |               |                   |

|                    |                   |
|--------------------|-------------------|
| <b>Heating:</b>    | Forced Air        |
| <b>Floors:</b>     | Carpet, Laminate  |
| <b>Roof:</b>       | Asphalt Shingle   |
| <b>Basement:</b>   | Full              |
| <b>Exterior:</b>   | Aluminum Siding   |
| <b>Foundation:</b> | Poured Concrete   |
| <b>Features:</b>   | Separate Entrance |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** all appliances

Welcome to 95 Summerwood Road, located in one of Airdrie's most established neighbourhoods- Summerhill. This home has views of Nose Creek from your living room, front balcony and fenced front yard. The main floor offers an open-concept kitchen/dining area, two well-sized bedrooms, a full bathroom, convenient laundry, and a bright sunroom. Downstairs you will find a fully developed basement providing flexible additional living space, featuring a separate side entrance, two bedrooms, a full bathroom (with laundry), a spacious rec room and beautifully finished kitchen. Out back enjoy your private fenced back yard - perfect for those summer BBQ dinners. This home also features a spacious single-car garage (with potential for heating) and two outdoor sheds. 95 Summerwood Road offers direct access to walking paths, the Summerhill tennis courts and is walking distance to multiple schools, shopping, restaurants and transit. Don't miss your chance to own this home! Call and book your showing today. \*The main floor and illegal basement unit are currently tenanted\*.