



GRASSROOTS
REALTY GROUP

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**22 Sandstone Crescent SE
Airdrie, Alberta**

MLS # A2312955



\$504,999

Division:	Summerhill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-16-B
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Summerhill in Airdrie is one of those communities people fall in love with once they discover it. Tucked into the south side of Airdrie, Summerhill offers a rare mix of mature trees, established homes, peaceful walking paths, and quick access to everyday amenities. This upgraded 3 bedroom detached home with finished basement backs onto quiet greenspace perfect for playing catch or walking the dogs. Enter and discover a large living room flooded with natural light, new kitchen cabinets and butcher block counters, luxury vinyl plank flooring, fresh paint and other upgrades. The upper floor offers large bedroom spaces, a 5 piece bath and plenty of closet storage options. Going downstairs leads to an oversized rec room, laundry room and multiple storage spaces. Relax on your covered rear deck overlooking a fenced rear yard or spill onto that greenspace just outside the fence. There's tons of parking available on the driveway along with the oversized double garage and extra storage space alongside. A very short walk to AE Bowers School or continue on to the beautiful pathways along Nose Creek with ponds, wildlife, and swaths of green space as well as easy access to Nose Creek Regional Park with all its amenities. Quick commute to Calgary with convenient access to QE2! Close to shopping, restaurants, groceries, and everyday essentials. This is the one!!!