



GRASSROOTS
REALTY GROUP

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224 Summerwood Place
Airdrie, Alberta

MLS # A2313887



\$380,000

Division:	Summerhill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,155 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	RV Access/Parking, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: Benches in basement furnace room

Welcome to this beautifully updated home, perfectly tucked away in a quiet cul-de-sac in the desirable community of Summerhill. Thoughtfully renovated throughout, recent upgrades include fresh paint, flooring, countertops, and a stylish backsplash, creating a move-in-ready home you'll love. Step inside to a warm and inviting living room featuring a cozy fireplace—perfect for relaxing evenings. The spacious kitchen offers ample cabinetry and workspace, while the adjoining dining area overlooks the private, fully fenced backyard. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three generously sized bedrooms and a well-appointed 4-piece bathroom. The recently finished basement adds valuable living space with a versatile recreation/games room currently being used as a bedroom, along with a unique and highly functional cold storage room. Laundry and additional storage complete the lower level. The sunny west-facing backyard is a true retreat, featuring a greenhouse, storage shed, dedicated parking area, and plenty of room to build a future garage. Major updates include Hardie Board siding, vinyl argon gas double-pane windows, luxury vinyl plank flooring, Mohawk carpet with premium underlay, Class 4 Malarkey Legacy shingles, hot water tank, furnace, electric fireplace insert, concrete front sidewalk, fencing, appliances, and more. Ideally located within walking distance to tennis courts, Nose Creek, scenic waterfront pathways, AE Bowers Elementary School, playgrounds, an off-leash dog park, and Nose Creek Regional Park, this home offers the perfect blend of comfort, convenience, and lifestyle.