



GRASSROOTS
REALTY GROUP

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258 Summerwood Place SE
Airdrie, Alberta

MLS # A2332951



\$465,000

Division:	Summerhill		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,202 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Insulated, Oversized, RV		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Vinyl Windows		

Inclusions: Fireplace insert- AS Is , Floor A/C Unit in Garage. Shelves in garage .

Welcome to this charming home in the heart of Summerhill! Offering over 1,700 sq. ft. of developed living space, plus a spacious 15'3" x 23'5" loft above the garage, this unique 4-bedroom, 2-bathroom home offers character, flexibility, and an unbeatable location. Step inside to high vaulted ceilings, fresh paint, and a bright, inviting living room featuring a cozy fireplace. The dining area offers convenient access to the backyard, while the primary bedroom includes its own sunroom—a peaceful retreat perfect for morning coffee, reading, or relaxing. The fully developed basement provides even more living space with a large rec room, fourth bedroom, den, and crawl space for additional storage. The heated and insulated oversized single garage is a standout feature, complete with an expansive loft above—an ideal space for a home office, kids’ play area, hobby room, art studio, man cave, or extra storage. Outside, enjoy the fully fenced backyard with a dog run, plus RV parking or room for two additional vehicles. most windows replaced with vinyl, furnace (2021), siding (2022), and hot water tank (2024). Located just minutes from downtown Airdrie, shopping, schools, parks, walking paths, and tennis and pickleball , this home offers the perfect blend of charm, space, and convenience.