

1935 Summerfield Boulevard SE
Airdrie, Alberta

MLS # A2162532



\$540,000

Division:	Summerhill		
Type:	Residential/House		
Style:	Bungalow		
Size:	946 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Land		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully renovated 3 bedroom, 2 bathroom bungalow in Airdrie's mature Summerhill neighbourhood. Fresh paint throughout the home complements the brand new carpet in the bedrooms and basement. Step into the brand new kitchen featuring luxury Alaskan granite, custom cabinets, and new luxury vinyl plank flooring. The living area is bright and welcoming, with a cozy fireplace on a stunning feature wall and abundant natural light. The fully developed basement offers additional space for your family's needs, complete with another fireplace and room to add a 4th bedroom if desired. Attic insulation has been recently topped up to meet current building code standards, now rated at R40 for enhanced energy efficiency and comfort. Shingles were replaced within the last 10 years, ensuring durability and protection for years to come. Outside, enjoy a beautifully landscaped yard with a large deck, built-in garden boxes, and a dog run. The brand new double detached garage, equipped with 60 amp service and roughed in for in-floor heat, provides ample space for a full-sized pickup truck and is conveniently accessible via the back lane. Located close to shopping, dining, parks, walking paths, and schools, this home offers both convenience and tranquility. Stay cool during the summer with central air conditioning. Don't miss out on this updated Summerhill gem—perfect for families, couples, retirees, or investors!