



GRASSROOTS
REALTY GROUP

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**59 Summerfield Road SE
Airdrie, Alberta**

MLS # A2241278



\$574,900

Division:	Summerhill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,205 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco	Zoning:	DC-16-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Separate Entrance		

Inclusions: Deep Freeze in Basement, Shelving in Basement, Central Vac (as-is), shed, Murphy Bed, TV mount in basement, Kitchenette: Dishwasher, Fridge, Microwave, Hot Plate

Income Property Alert!! This partially renovated 4-Level Split has just under 2300 sqft of living space. Not your typical 4-Level here and you will notice this the moment you enter. Open Concept Living and Dining Room at the Heart of the Home. A Sunny Kitchen includes Newer Stainless Steel Appliances. The Primary Bedroom faces the South with its own Full Ensuite. Two more Bedrooms and a Full Bath make up the rest of the upper floor. Heading to the Lower Level you will find a GIANT Family Room and Kitchenette with a Wood Burning Fireplace, another Bedroom with Murphy Bed and Full Bathroom with Shower. This Level has a Side Entrance as well as Walk-Up French Doors to the Backyard. Laundry is shared and is tucked away. We aren't done yet, the Basement Level has another Massive Flex Space and Bedroom with an Ensuite. Tons of Storage in the Crawl Space. The South Backyard has an OVERSIZED garage (25'11"x21'7"), a shed, and is awaiting your creativity. Need space to PARK your RV? It has that too, or 9 vehicles in the Driveway - Easy! Come see this HOME today! Other Features: New Furnace, Windows and Roof (12 years), Carpet (1.5 years)