



GRASSROOTS
REALTY GROUP

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1822 Summerfield Boulevard SE
Airdrie, Alberta

MLS # A2242631



\$525,000

Division:	Summerhill		
Type:	Residential/House		
Style:	Bungalow		
Size:	939 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Pantry, Recessed Lighting, Soaking Tub, Storage, Wet Bar		

Inclusions: Hot Tub "as is"

Welcome to this beautifully updated and move-in ready bungalow, perfectly located in one of Airdrie's most desirable, walkable communities. This home combines classic charm with modern upgrades, offering over 1,850 sq ft of finished living space designed for comfort, entertaining, and everyday family life. Step inside to discover a spacious open-concept kitchen featuring a gas stove with pot filler, new dishwasher, tons of cabinet space, and a layout that flows seamlessly into a sun-filled living room complete with wainscoting for a touch of character and charm. The main floor offers three bedrooms, including a renovated full bathroom with modern finishes. Downstairs, you'll find an incredible basement retreat with a theatre room, wet bar with built-in beer keg, a second upgraded bathroom with double sinks, and an additional flex room perfect for a home office, gym, toy room, or guest space. There's also plenty of storage throughout. Outside, enjoy a sunny backyard with a private hot tub, oversized garage 23' 4" x 21' 4", and space for RV parking. The large deck is ideal for BBQs or quiet morning coffee. Location is everything — and this one truly has it all! Walk to schools, downtown Airdrie, the new public library, pickleball courts, Nose Creek Park, and creek access just a block away. This home is in a friendly, established community and is available for quick possession. Whether you're upsizing, downsizing, or just looking for something special, this one is worth a look — don't miss it!