



GRASSROOTS
REALTY GROUP

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88 Summerfield Close SW
Airdrie, Alberta

MLS # A2251771



\$477,500

Division:	Summerhill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,165 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame, Wood Siding	Zoning:	DC-16-B
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Storage		

Inclusions: Attached shelving, play structure, Outside bench, 2 Sheds, 2 Rain barrels, Basement Bookshelf, Basement fridge & Freezer

Fully developed BUNGALOW is MOVE IN READY. Tons of windows on the main floor of this home. Spacious main floor living room. Dining room has space to host your family gatherings. Functional kitchen has tons of counter space for food preparing, stainless steel appliances, plus a window to watch the kids play in the back yard. 2 Spare bedrooms upstairs have great space. Primary bedroom has convenient ensuite. Lower level MASSIVE rec room is a great space for movie nights. 4th bedroom in the lower level. Tons of storage in the lower level plus a 4 piece bathroom. OVERSIZED MASSIVE deck in the SOUTH FACING back yard, with mature trees. 2 Sheds plus playplace will stay. Walking distance to a playground, paths, plus shopping, coffee & restaurants. Newer hot water tank. Windows replaced in 2015. Basement LVP is new. Basement bar removed, but plumbing is still in place, if you wanted it back. Furnace is older, but serviced yearly. Shingles were new in 2014. Washer and dryer were brand new in 2022.