



GRASSROOTS
REALTY GROUP

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**38 Springwood Crescent SE
Airdrie, Alberta**

MLS # A2284274



\$519,900

Division:	Summerhill		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas, Wood Stove

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Window coverings,

Welcome to this charming and well-maintained 960 sq ft bungalow located on a quiet, family-friendly crescent in the heart of Airdrie's Summerhill. This inviting home has 3 bedrooms up, a kitchen, living room and a full bathroom. In the fully finished basement there is a flex room / craft room that has served as a 4th bedroom historically, laundry facilities and a second full bathroom. The large basement rec room is well suited for families in need of space for a gym or a cozy second living room and features a beautiful wood burning stove! Large windows on the main floor fill the home with natural light, complemented by comfortable laminate and carpet flooring throughout. Step outside to a spacious, fully fenced backyard featuring lush grass, a deck ideal for relaxing or entertaining, a large storage shed, and a double detached garage. Built in 1980 and thoughtfully cared for, this property is perfectly situated next to AE Bowers Elementary School and close to Nose Creek Park, scenic pathways, and nearby green spaces along the creek. With wide roads, a welcoming community feel, and excellent access to parks and amenities, this is an exceptional opportunity to own a wonderful family home in a sought-after location.