



**240 Summerwood Place SE  
Airdrie, Alberta**

**MLS # A2299090**



**\$519,000**

<b>Division:</b>	Summerhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,119 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Side, Heated Garage, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Level,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** Garage heater, bricks in backyard, blinds and curtain rods, shed

Welcome to 240 Summerwood Place — a truly special opportunity to own a lovingly maintained home, proudly cared for by the same family since 1994. Tucked away on a quiet cul-de-sac and set on a rare, oversized pie-shaped lot, this property offers an incredible outdoor lifestyle. The beautifully landscaped yard features a ground-level patio, cozy fire pit area, expansive garden beds, and an abundance of established perennials. For those with a green thumb (or dreams of one), you’ll love the mature raspberry bushes and asparagus that return year after year — your own private backyard retreat. Located just steps from Nose Creek Park, you’ll enjoy easy access to scenic walking paths, pickleball and tennis courts, and some of Airdrie’s most beautiful green spaces. Inside, the home offers a functional and inviting four-level split layout with space for the whole family. The main floor welcomes you with vaulted ceilings and a bright, open-concept living and dining area, filled with natural light from large south-facing windows and anchored by a charming fireplace. The kitchen is both practical and welcoming, featuring a large skylight, ample cabinetry, and a cozy eat-in area perfect for morning coffee or casual meals. Upstairs, you’ll find three well-sized bedrooms and two bathrooms, including a convenient ensuite. The third level offers a spacious family room, a fourth bedroom, a full bathroom, and direct access to the backyard — ideal for guests, teens, or multi-generational living. The lower level adds even more versatility with a large rec room, laundry and utility space, plus additional storage including a crawl space. Completing the property is an oversized 25’ x 25’ (exterior measurements) heated double detached garage — perfect for vehicles, hobbies, or extra storage. This is a rare chance

to own a well-cared-for home on an exceptional lot in a mature, sought-after community. A property like this doesn't come along often — and it's priced to move.