

246 Summerwood Place SE Airdrie, Alberta

MLS # A2209614



\$414,900

Division:	Summerhill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,276 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, RV Access/Parking, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters		

Inclusions: All Curtain rods, extra flooring and tile, hot tub

Easily accessible, central location, with quick access to all of Airdrie's amenities. Past the tennis courts, into this cul-de-sac location. Convenient walk in closet at the front door, with a bench, plus built-in shelving & hanging space. Newer hardwood throughout the main & upper level. Bay window in the living room, allowing a ton of natural lighting in. Convenient 2 pce bath, with extra cupboard above the toilet, plus a window that opens. Kitchen has pantry, granite countertops & space to do all of your food prep. Extra cupboards in the nook. Out the patio door onto the no maintenance decking, & only steps to the hot tub, with privacy fencing. Regal railing surrounds the whole deck. Room to park in this yard. 2 good sized spare bedrooms upstairs. 4 pce bath has a newer vanity. Master has a huge walk in closet. The basement is partially developed. Steps to the paths of Nose Creek, pickleball & tennis courts, & quick access to AE Bowers School.