



THE
A-TEAM

**RE/MAX
FIRST**

64 SUMMERFIELD Road, Airdrie T4B1X6

MLS®#: **A2160776**

Area: **Summerhill**

Listing Date: **09/06/24**

List Price: **\$556,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$12k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1979**
Lot Information
Lot Sz Ar: **4,785 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,075**
Low Sqft:
Ttl Sqft: **1,075**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped**
Park Feat: **Double Garage Detached,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 19`1"
Bedroom - Primary	Main	13`6" x 11`11"
Bedroom	Main	10`0" x 8`3"
4pc Bathroom	Main	11`8" x 5`1"
Flex Space	Lower	12`11" x 9`0"
Laundry	Lower	6`2" x 17`9"
Furnace/Utility Room	Lower	5`4" x 6`9"

Room	Level	Dimensions
Kitchen	Main	11`10" x 8`0"
Dining Room	Main	8`1" x 13`8"
Bedroom	Main	10`0" x 8`3"
Family Room	Lower	20`10" x 28`10"
3pc Bathroom	Lower	5`7" x 5`7"
Storage	Lower	10`11" x 9`0"

Title: **Fee Simple**
Legal Desc: **7910466**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to this newly renovated 3-bedroom bungalow nestled on a desirable corner lot in Airdrie's vibrant Summerhill community. This charming home boasts a spacious 1,075 sq ft main floor with an open-concept design, perfectly blending modern updates with timeless comfort. The main floor features three well-sized bedrooms, including a large master , and the fully developed basement offers an additional flex-room, family room and bathroom, making it ideal for families of all sizes. The heart of the home, the kitchen, is a chef's delight with a quartz countertop island, new vinyl plank flooring,, perfect for entertaining guests. The west-facing backyard, with a large deck and recent fencing, offers a private oasis for outdoor living and dining, beautifully complemented by a landscaped yard. For those with an RV or multiple vehicles, the property includes a double detached garage and dedicated RV parking. Enjoy easy access to nearby amenities, including the Nose Creek pathway systems and off-leash parks, making this location a dream for nature lovers and pet owners alike. With its prime location just minutes from Nose Creek Regional Park and Big Springs Off-Leash Dog Park, this home provides the perfect balance of tranquility and convenience. This move-in-ready gem offers a blend of modern upgrades, including new flooring, a recently fenced yard, and ample storage space. Whether you're relaxing on the deck, exploring the local parks, or enjoying the convenience of nearby amenities, this home is the epitome of comfortable living. Don't miss the chance to make this beautiful bungalow your own—schedule a viewing today!**

Inclusions: **Garage Heater "AS-IS" does not work**
Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











