



THE
A-TEAM

**RE/MAX
FIRST**

1935 SUMMERFIELD Boulevard, Airdrie T4B1V5

MLS®#: **A2162532** Area: **Summerhill** Listing Date: **09/06/24** List Price: **\$540,000**
 Status: **Pending** County: **Airdrie** Change: **-\$19k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **1980** Abv Sqft: **946**
Lot Information Low Sqft:
 Lot Sz Ar: **4,111 sqft** Ttl Sqft: **946**
 Lot Shape:

DOM

13
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Dog Run,Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Crown Molding,Double Vanity,Granite Counters,No Smoking Home,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main	9`0" x 7`7"	Bedroom	Main	12`5" x 15`4"
Bedroom	Main	12`4" x 9`1"	3pc Bathroom	Basement	11`10" x 5`6"
Bedroom	Basement	8`11" x 12`10"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**

Legal Desc:

7911462

Remarks

Pub Rmks:

Welcome to this beautifully renovated 3 bedroom, 2 bathroom bungalow in Airdrie's mature Summerhill neighbourhood. Fresh paint throughout the home complements the brand new carpet in the bedrooms and basement. Step into the brand new kitchen featuring luxury Alaskan granite, custom cabinets, and new luxury vinyl plank flooring. The living area is bright and welcoming, with a cozy fireplace on a stunning feature wall and abundant natural light. The fully developed basement offers additional space for your family's needs, complete with another fireplace and room to add a 4th bedroom if desired. Attic insulation has been recently topped up to meet current building code standards, now rated at R40 for enhanced energy efficiency and comfort. Shingles were replaced within the last 10 years, ensuring durability and protection for years to come. Outside, enjoy a beautifully landscaped yard with a large deck, built-in garden boxes, and a dog run. The brand new double detached garage, equipped with 60 amp service and roughed in for in-floor heat, provides ample space for a full-sized pickup truck and is conveniently accessible via the back lane. Located close to shopping, dining, parks, walking paths, and schools, this home offers both convenience and tranquility. Stay cool during the summer with central air conditioning. Don't miss out on this updated Summerhill gem—perfect for families, couples, retirees, or investors!

Inclusions:

N/A

Property Listed By:

Real Broker

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





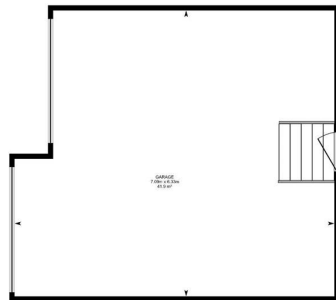






1935 Summerfield Blvd SE, Airdrie, AB

Garage Excluded Area 45.15 sq'



0 1 2 m PREPARED: 2024/07/27

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1935 Summerfield Blvd SE, Airdrie, AB

Basement (Below Grade) Exterior Area 81.15 sq'

Interior Area 77.02 sq'



0 1 2 m PREPARED: 2024/07/27

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1935 Summerfield Blvd SE, Airdrie, AB

Main Floor Exterior Area 87.52 sq'

Interior Area 83.64 sq'



0 1 2 m PREPARED: 2024/07/27

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