

**2138 Summerfield Boulevard SE**  
**Airdrie, Alberta**

**MLS # A2311905**



**\$504,900**

<b>Division:</b>	Summerhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

First time on the market! This lovingly maintained, sprawling Summerhill BUNGALOW has been cherished by its original owners since 1979 and is ready for its next chapter. Ideally located in one of Airdrie's most desirable, mature neighbourhoods, this rare property offers a perfect blend of classic warmth, extensive updates, and excellent privacy. The unique lot features back lane access on two sides, ensuring great separation from neighbours and excellent future development considerations. The showstopper is the MASSIVE 24-by-26-foot detached GARAGE boasting 10-foot ceilings. With 240v wiring, it would make a perfect workshop, and could house a car lift or indoor RV storage (there is further potential for an RV pad in the yard beside the garage as well). The full length of the back of the house is covered by a spacious deck with durable composite decking and is ready both structurally and electrically for a hot tub. The main floor welcomes you with brand-new luxury vinyl flooring and a beautifully updated kitchen. This level includes 2 spacious bedrooms and there are 3 more bedrooms downstairs (egress is non-conforming with modern standards) for a growing family, a home office, hobby space or potential for additional living quarters. Many big-ticket items have been completed in the last 10yrs, for added peace of mind. New roof with durable 30-year shingles; high-quality windows; central air conditioning; siding; kitchen; and the overhead garage door have all been updated since 2016 and the hot water tank was replaced in 2021. Step outside to enjoy Summerhill's premier lifestyle, located next to Nose Creek and Nose Creek Park, walking trails, tennis courts, and local shopping. Start your next chapter here!