

# \$414,900 - 246 Summerwood Place Se, Airdrie

MLS® #A2209614

**\$414,900**

3 Bedroom, 2.00 Bathroom, 1,276 sqft

Residential on 0.07 Acres

Summerhill, Airdrie, Alberta

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.

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2209614  |
| Price      | \$414,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,276                  |
| Acres          | 0.07                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 246 Summerwood Place Se |
| Subdivision | Summerhill              |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 1W3                 |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 2                                                  |
| Parking        | Alley Access, Off Street, RV Access/Parking, Stall |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters                        |
| Appliances        | Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Partially Finished                                                      |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Lane, Cul-De-Sac, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 9               |

Zoning                      R2

**Listing Details**

Listing Office              Century 21 Masters

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.