

# \$485,000 - 462 Summerwood Place Se, Airdrie

MLS® #A2225733

**\$485,000**

4 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.13 Acres

Summerhill, Airdrie, Alberta

This well-kept bungalow offers a traditional main floor layout with numerous upgrades and plenty of potential to make it your own. It features three bedrooms on the main floor, including a spacious primary with walk-in closet and convenient Jack & Jill access to the main bathroom. A cozy wood-burning fireplace with gas igniter anchors the bright living room, while the kitchen showcases solid oak cabinetry and laminate counters. The adjoining dining room features sliding doors that open onto a sunny deck with a gazebo—perfect for outdoor dining and entertaining. The fully developed basement adds valuable living space with a large rec room, wet bar, 3-piece bathroom, and a flexible bonus room that could serve as a guest room, office, or hobby space (window does not meet legal egress). Enjoy warm summer nights around the built-in gas fire pit on the concrete patio. Year-round comfort is provided by central A/C (on contract), and many of the major updates are already done: newer vinyl windows with approximately 40 years of warranty remaining, a high-efficiency furnace (2014), and asphalt shingles replaced in 2014. All this in a great location just steps just steps from scenic Nose Creek with its walking paths and fountains, and close to shopping, dining, and more—this is a wonderful opportunity for buyers ready to add their personal touch with some gentle TLC.

Built in 1979



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225733    |
| Price          | \$485,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,136       |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 462 Summerwood Place Se |
| Subdivision | Summerhill              |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 1W5                 |

## Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                      |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, On Street, Garage Faces Rear |
| # of Garages   | 2                                                                                      |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Suspended Ceiling, Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings                            |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Fireplace Insert                                                                   |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                             |
| Fireplaces        | Gas, Living Room, Gas Starter, Recreation Room, Wood Burning                                                                  |
| Has Basement      | Yes                                                                                                                           |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard, Fire Pit  
Lot Description        Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 5th, 2025  
Days on Market        11  
Zoning                    R1

**Listing Details**

Listing Office            Royal LePage Benchmark

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