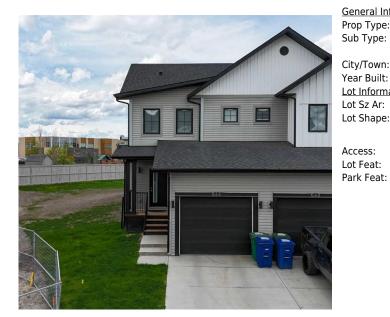


644 SOUTHPOINT Heath, Airdrie T4B 5H7

	MLS®#:	A2133034	Area:	South Point	Listing	05/17/24	List Price: \$619,900
Status: Active County: Airdrie Change: +\$20k, 01-Jun Association: Fort McMurray	Status:	Active	County:	Airdrie		+\$20k, 01-Jun	Association: Fort McMurray



eral Information				DOM	
Туре:	Residential			44	
Туре:	Semi Detached	(Half	<u>Layout</u>		
	Duplex)	Finished Floor Ar	ea	Beds:	3 (3)
/Town:	Airdrie	Abv Sqft:	1,549	Baths:	2.5 (2 1)
Built:	2023	Low Sqft:		Style:	2 Storey,Side by Side
<u>nformation</u>		Ttl Sqft:	1,549		
Sz Ar:	5,934 sqft			Darking	
Shape:				<u>Parking</u>	
, apoi				Ttl Park:	2
				Garage Sz:	1
ess:					
eat.	Back Yard Back	s on to Park/Green Si	ace.Pie Shaped Lot		

Back Yard,Backs on to Park/Green Space,Pie Shaped Lot Single Garage Attached

Utilities and Features

Roof: Heating: Sewer: Ext Feat: Kitchen Appl:	Asphalt Shingle Forced Air,Natural Gas None Dishwasher,Drve	r,Microwave,Refrigerator,Stove(s),Wash	Flooring: Carpet,Tile,Vinyl Water Source: Fnd/Bsmt: Poured Concrete	Concrete, Vinyl Siding, Wood Frame Flooring: Carpet, Tile, Vinyl Water Source: Fnd/Bsmt:			
Int Feat:	Kitchen Island, No Animal Home, No Smoking Home						
Utilities:	Room Information						
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>		
Dining Room	Main	15`2" x 6`2"	Foyer	Main	6`6" x 9`4"		

Kitchen Bedroom - Primary Bedroom 4pc Bathroom	Main Upper Upper Upper	19`2" x 14`2" 13`7" x 16`4" 9`7" x 12`5" 5`2" x 8`3"	Living Room Bedroom 4pc Ensuite bath 2pc Bathroom	Main Upper Upper Main	15`2" x 15`3" 9`3" x 12`5" 7`7" x 8`3" 4`6" x 6`2"		
			Legal/Tax/Financial				
Title: Fee Simple		Zoning: R2					
Legal Desc:	2111130	NZ					
			Remarks				
Pub Rmks:	This charming home is located in the desirable Southpoint community of Airdrie and offers 1549 sq.ft. of living space. The main floor features a Dining Area, a Kitchen with Stainless Steel Appliances, a Living Area with an Electric Fireplace, a Welcoming Foyer, and a convenient 2-piece bath. On the upper floor, you'll find The Master Bedroom with a 4-piece ensuite, two Additional Bedrooms, a 4-piece bathroom, and a laundry area. The property also includes an undeveloped basement for your creativity, a single attached garage, and a backyard that opens to a playground. Prime location within walking distance to Playgrounds, Two Schools, and other amenities. Only a 5-minute drive to shopping with easy access to the new 40 Ave overpass to Deerfoot. This fantastic home will not last! Book your showing today!						
Inclusions: Property Listed By:	N/A MaxWell Central						

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

