



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**644 SOUTHPPOINT Heath, Airdrie T4B 5H7**

MLS®#: **A2133034**

Area: **South Point**

Listing Date: **05/17/24**

List Price: **\$619,900**

Status: **Active**

County: **Airdrie**

Change: **+\$20k, 01-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Airdrie**

Abv Sqft:

**1,549**

Year Built:

**2023**

Low Sqft:

Ttl Sqft:

**1,549**

Lot Information

Lot Sz Ar:

**5,934 sqft**

Lot Shape:

DOM

**44**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**

Utilities:

Room Information

Room

**Dining Room**

Level

**Main**

Dimensions

**15`2" x 6`2"**

Room

**Foyer**

Level

**Main**

Dimensions

**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**  
Legal Desc:

**2111130**

Zoning:  
**R2**

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**







