



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**405 SOUTH POINT Lane, Airdrie T4B5G8**

MLS®#: **A2149286**

Area: **South Point**

Listing Date: **07/09/24**

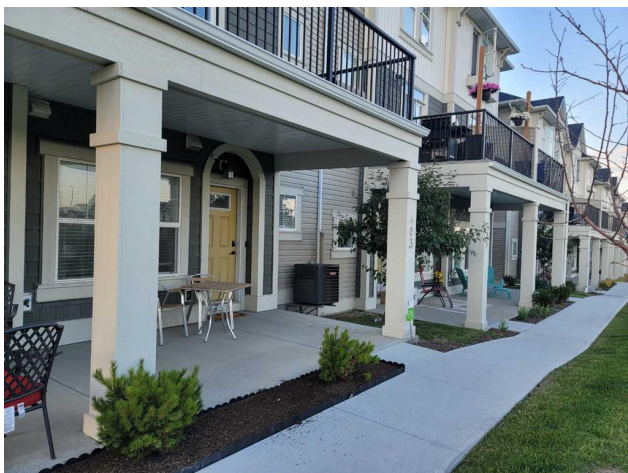
List Price: **\$519,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2019**

Finished Floor Area  
Abv Sqft: **1,493**  
Low Sqft:  
Ttl Sqft: **1,493**

DOM

**69**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,885 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:  
Park Feat:

**Other**

**Additional Parking,Double Garage Attached,Driveway,Garage Door Opener,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Courtyard,Other,Playground,Tennis Court(s)**

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>185`5" x 10`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 12`3"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>9`9" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`0" x 11`7"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`7" x 7`10"</b>	<b>Bedroom</b>	<b>Third</b>	<b>9`3" x 11`3"</b>
<b>Office</b>	<b>Lower</b>	<b>8`3" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`1" x 7`11"</b>

**2pc Bathroom**

**Main**

**4`11" x 5`11"**

Legal/Tax/Financial

Condo Fee:  
**\$295**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **2011637**

Remarks

Pub Rmks:

**Welcome to this STUNNING 3-bedroom, 2.5-bathroom home located in the vibrant community of South Point! (LOW CONDO FEES) Offering 1,493 square feet of meticulously maintained living space, this home exemplifies pride of ownership. Step into the main level and be greeted by a large, chef-inspired kitchen that is sure to impress. Featuring quartz countertops, designer fixtures, and upgraded stainless steel appliances, this kitchen is a culinary dream. Custom features, including a striking mosaic backsplash, ceiling-height cabinetry, and premium black hardware, enhance the elegance of this space. The open-concept design flows seamlessly into the family room and dining area, where large windows allow an abundance of natural light to fill the rooms. Double sliding doors from the family room lead to a sunny and spacious balcony equipped with a gas outlet for BBQs, perfect for outdoor entertaining. Upstairs, you'll find three generously sized bedrooms. The primary bedroom features a beautifully accented barn door, an en-suite bathroom and two closets, one of which is a walk in. For added convenience, the Electrolux washer and dryer is also located on this level, along with another full bathroom. The lower level boasts a double attached garage that is fully insulated and heated, and an office/den. This versatile space can be customized to suit your needs, whether for work, storage, or additional living space. Enjoy the private, south-facing balcony that backs onto a green space brimming with amenities such as tennis and basketball courts, a playground, and a picnic area. South Point is one of Airdrie's newest master-planned communities, providing easy access to Highway 2 for a short drive to Calgary, Cross Iron Mills Shopping Center, Stoney Trail, shops, restaurants, and much more. This home is the perfect spot to plant your roots. Don't miss out on this incredible opportunity to own a piece of South Point's thriving community**

Inclusions:

**N/A**

Property Listed By:

**Real Estate Professionals Inc.**

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