



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**660 SOUTH POINT Heath, Airdrie T4B 5H7**

MLS®#: **A2153682**

Area: **South Point**

Listing Date: **07/29/24**

List Price: **\$574,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Airdrie**

Abv Sqft:

**1,567**

Year Built:

**2022**

Low Sqft:

Ttl Sqft:

**1,567**

Lot Information

Lot Sz Ar:

**2,443 sqft**

Lot Shape:

DOM

**52**

Layout

Beds: **3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Yard,Front Yard,Street Lighting**

Park Feat:

**Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Manufactured Floor Joist,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**

Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`2" x 10`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`7" x 10`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 12`8"</b>	<b>Nook</b>	<b>Main</b>	<b>5`2" x 4`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`11"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`0" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`8" x 15`11"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>6`4" x 7`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 8`0"</b>	<b>Nook</b>	<b>Second</b>	<b>15`11" x 5`8"</b>
<b>Laundry</b>	<b>Second</b>	<b>3`3" x 5`7"</b>	<b>Storage</b>	<b>Second</b>	<b>3`2" x 3`0"</b>

**4pc Bathroom  
Bedroom**

**Second  
Second**

**4`11" x 8`6"  
11`5" x 10`5"**

**Bedroom**

**Second**

**12`10" x 10`9"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2111130**

Zoning:

**R2**

Remarks

Pub Rmks:

**Welcome to this beautiful East facing house 3 bedroom, 2.5 bath semi-detached house nestled on a quiet street, perfect for growing families. As you open the front door, you'll be captivated by the spacious and bright open-concept design. The main floor boasts an ideal designed layout, blending the living room, dining area, and kitchen seamlessly! The kitchen features stainless steel appliances, quartz countertops, and ample storage space and counter space. This versatile space caters to all your needs, a cozy night in or family entertaining. The private primary suite offers a 4-piece ensuite bathroom, complete with dual-sinks, a separate walk-in shower, and elegant fixtures. The additional two bedrooms are a generous size, ideal for a growing family or guests. A home office is perfect for working from home and completes this level. You'll enjoy a peaceful suburban setting with close proximity to essential amenities. Families will appreciate the convenience of having a school and several parks within walking distance.**

Inclusions:

**N/A**

Property Listed By:

**Royal LePage METRO**

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