



THE
A-TEAM

**RE/MAX
FIRST**

767 SOUTH POINT Heath, Airdrie T4B 4B3

MLS®#: **A2158437** Area: **South Point** Listing **08/16/24** List Price: **\$529,900**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 15-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,553**
Lot Information Low Sqft:
 Lot Sz Ar: **1,225 sqft** Ttl Sqft: **1,553**
 Lot Shape:

DOM

34
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Open Floorplan,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Second	6`3" x 5`0"	4pc Ensuite bath	Third	6`11" x 7`9"
5pc Bathroom	Third	7`7" x 7`10"	Bedroom - Primary	Third	14`7" x 11`3"
Bedroom	Third	13`1" x 8`7"	Bedroom	Third	8`11" x 8`4"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-BTB**

Legal Desc:

2311552

Remarks

Pub Rmks:

Welcome to the This BRAND NEW NO CONDO FEE TOWNHOUSE, featuring 3 bedrooms, 2.5 bathrooms, and a den! THIS MIGHT BE THE BEST UNIT IN THE BLOCK!! This home sits on a CORNER LOT facing front garage duplex homes. This remarkable abode seamlessly harmonizes modern contemporary, country farmhouse, and craftsman influences, resulting in a truly one-of-a-kind home. The heart of this sanctuary lies within its luminous and inviting kitchen, boasting stainless-steel appliances and a generously sized ISLAND with Stone Countertops, upgraded backsplash, DUAL COLORED CABINETS perfect for hosting family gatherings and culinary escapades. Bathed in natural light due to extra windows, the living and dining areas offer cheerful ambiance, complemented by an inviting balcony, ideal for soaking in the fresh air and summer barbeques. The primary suite serves as a tranquil retreat, featuring ample space, an ensuite adorned with exquisite tiles and fixtures. TWO Secondary bedrooms offer extra space for young ones. Venture to discover a versatile main level office, play room or flex area, adaptable to suit your lifestyle needs. Entertaining is effortless in this stylish haven. This home comes with a main floor powder room and the spacious garage, coupled with additional driveway and street parking, ensuring ample parking space. This home has it all with convenience of NO CONDO FEE. This Location is close to Schools, Parks, Ponds, New HWY EXIT, Upcoming and existing retail as well as Crossiron Mall. Great for First time home buyers/Downsizers/Investors!!

Inclusions:

NONE

Property Listed By:

CIR Realty

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









