



THE
A-TEAM

**RE/MAX
FIRST**

227 SOUTH POINT PARK , Airdrie T4B 5G8

MLS®#: **A2158598** Area: **South Point** Listing **08/17/24** List Price: **\$515,500**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2021**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,611**
 Low Sqft:
 Ttl Sqft: **1,611**

DOM

32
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Additional Parking,Covered,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`3" x 9`2"	Furnace/Utility Room	Main	2`11" x 6`9"
2pc Bathroom	Second	5`5" x 4`11"	Dining Room	Second	8`3" x 9`7"
Kitchen	Second	13`3" x 19`0"	Living Room	Second	15`8" x 13`11"
3pc Ensuite bath	Third	9`9" x 4`11"	4pc Bathroom	Third	4`11" x 7`6"
Bedroom	Third	9`3" x 10`0"	Bedroom	Third	10`1" x 11`1"
Bedroom - Primary	Third	13`2" x 12`8"			

Legal/Tax/Financial

Condo Fee:
\$296

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **2011637**

Remarks

Pub Rmks: ****Discover Sophistication and Convenience at South Point in Airdrie!** Step into a pristine lifestyle with this exquisitely maintained townhome, nestled in the vibrant community of South Point—crafted by the renowned Vesta Properties Ltd. This modern three-storey townhome, built just a few years ago, offers a perfect blend of contemporary design and functional living space across 1600 sq. ft. As you enter the ground floor, you're welcomed into a versatile area that can serve as a guest bedroom or a home office, ideal for remote work or hosting overnight guests. An attached two-car garage, accessible from the rear lane, provides ample parking, with additional driveway and street parking available for visitors. Ascend to the light-filled second floor, where the heart of the home awaits. Here, a stunning open-concept living area merges seamlessly with a sleek, modern kitchen, creating an inviting space for entertainment and relaxation. A chic half-bath adds convenience, while the spacious southwest-facing balcony offers a sun-soaked retreat for barbecues or evening drinks. The top floor is thoughtfully designed for privacy and ease, featuring three bedrooms and a dedicated laundry area strategically placed at the top of the stairs. The master suite is a true sanctuary, spacious enough for a king-sized bed, featuring a generous walk-in closet and an ensuite bathroom. Located in a community renowned for its excellent schools, dog-friendly parks, and family-oriented playgrounds, this townhome is ideal for both growing families and professionals. With its array of nearby amenities and easy access to local attractions, South Point isn't just a place to live—it's a place to call home. Schedule your visit today and experience the perfect blend of style, comfort, and convenience!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











