



THE
A-TEAM

**RE/MAX
FIRST**

264 SOUTH POINT Greenway, Airdrie T4B 5H7

MLS®#: **A2159296** Area: **South Point** Listing Date: **08/24/24** List Price: **\$579,900**
Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **2,351 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,649**
Low Sqft:
Ttl Sqft: **1,649**

DOM
25
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**
Parking
Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
Heating: **Central** Flooring: **Carpet,Tile,Vinyl Plank**
Sewer: Ext Feat: **None** Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator**
Int Feat: **Bathroom Rough-in,Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 13`6"	Dining Room	Main	13`0" x 10`8"
Kitchen	Main	12`0" x 10`0"	2pc Bathroom	Main	5`0" x 4`8"
Bedroom - Primary	Upper	13`8" x 12`5"	4pc Ensuite bath	Upper	12`5" x 5`0"
Bedroom	Upper	10`10" x 9`5"	Bedroom	Upper	11`11" x 9`5"
4pc Bathroom	Upper	9`4" x 5`0"	Foyer	Main	7`6" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311552

Zoning:
R2-T

Remarks

Pub Rmks:

Welcome to this amazing landscaped and fenced, 2 storey Row home with 3 bedroom and 2.5 bathrooms. This is a prefect family home extended over 1600 sq. ft. Enjoy the north facing front patio fronting onto a wonderful green space and children's play area. This is a very unique Row Home with a spacious foyer leading to a bright and airy living room, dining room and kitchen. This modern spacious open floor plan features 9-foot ceilings, large bright front window and vinyl plank flooring throughout the main level. The living, dining and kitchen area is just perfect for relaxing or entertaining or enjoying the evening sun on the back balcony. The kitchen is spacious, featuring quartz countertops, S/S appliances, lots of cabinets, large centered island, modern tile backsplash, LED pot lights and pendulum lights. The master bedroom is bright, spacious with large windows, a walk-in closet, ensuite with double sinks and a walk-in shower. The two additional bedrooms, which provide room for a growing family, 4-piece bathroom and laundry room complete this upper level. The lower level is unfinished walk out basement with roughed in plumbing. The back yard features an additional patio, an over size detached double garage and a driveway for a total of 4 parking areas.

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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





