



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**264 SOUTH POINT Greenway, Airdrie T4B 5H7**

MLS®#: **A2159296**

Area: **South Point**

Listing Date: **08/24/24**

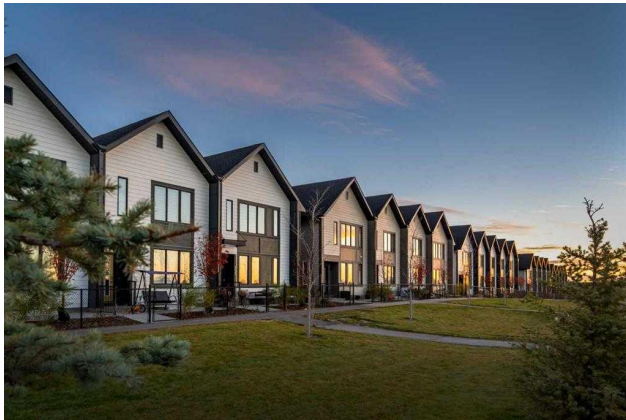
List Price: **\$564,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 27-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2024**

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

DOM

**119**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,351 sqft**  
Lot Shape:

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**  
Heating: **Central**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
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
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 13`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`4" x 5`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 10`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`8"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`5" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 9`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`6" x 5`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311552**

Zoning:  
**R2-T**

Remarks

Pub Rmks: **Welcome to this amazing walk out basement, 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 an 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: **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**



