



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 SOUTH POINT Park, Airdrie T4B 5G8**

MLS®#: **A2162359**      Area: **South Point**      Listing Date: **09/05/24**      List Price: **\$518,900**  
 Status: **Pending**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **1,907 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,483**  
 Low Sqft:  
 Ttl Sqft: **1,483**

DOM

**14**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Paved**  
 Park Feat: **Double Garage Attached,Garage Faces Rear,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`2" x 8`3"	Furnace/Utility Room	Main	10`1" x 6`8"
Kitchen	Second	16`6" x 8`6"	Dining Room	Second	9`7" x 9`0"
Living Room	Second	13`10" x 13`10"	2pc Bathroom	Second	5`4" x 4`11"
Bedroom - Primary	Third	13`3" x 12`4"	3pc Bathroom	Third	9`8" x 4`11"
Bedroom	Third	11`2" x 9`4"	Bedroom	Third	10`2" x 9`4"
4pc Bathroom	Third	7`11" x 4`11"	Laundry	Third	5`1" x 3`1"

Legal/Tax/Financial

Condo Fee:  
**\$298**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **2011637**

Remarks

Pub Rmks: **Welcome to this immaculate CORNER 3-story townhouse in the vibrant SW community of South Point, Airdrie! This former VESTA showhome is brimming with upgrades and offers everything you need for comfortable, modern living. With 3 bedrooms, PLUS an office/flex room, 2.5 bathrooms—including an impressive ensuite—a huge SUNNY SOUTH FACING BALCONY,, and a FULLY FINISHED HEATED DOUBLE ATTACHED garage, this one to hurry for! As you approach the charming front door, you're welcomed into a warm and inviting foyer on the lower level. The neutral color tones set the stage for a spacious entry with a stairway leading up to the main living area. The lower level also features a versatile office/flex room, a utility room, and easy access to the double garage, which has plenty of storage space. Upstairs on the main floor, you'll find 9' knockdown ceilings, a sleek open-concept living area, and a 2-piece bathroom. The kitchen is a chef's delight with floor-to-ceiling white cabinetry, a built-in microwave, chimney hood fan, a stylish tiled backsplash, upgraded stainless steel appliances, a pantry, and quartz countertops. The huge center island is perfect for meal prep and gathering with friends and family. The dining room opens up to a south-facing balcony, ideal for enjoying sunsets or stargazing. With power and a gas line for your BBQ, this outdoor space is perfect for entertaining. The modern living room features an electric fireplace, adding both ambiance and coziness—whether you're hosting guests or unwinding with a good book. On the upper floor, the large primary bedroom is soaked in natural light, thanks to its generous windows. It boasts its own 3-piece ensuite bathroom, complete with a huge standing glass shower and a stylish barn door for added privacy. The conveniently located laundry room includes a stacked washer/dryer and metal shelving for extra storage. You'll also find a 4-piece bathroom with a soaker tub and two other good-sized bedrooms on this level. Parking is a breeze with the heated double garage, full driveway pad, and additional street parking out front. This beautifully upgraded former Vesta showhome features upgraded lighting and light neutral colours, keeping it fresh and move-in ready. Located in desirable location; you'll be close to a community pond, parks, playgrounds, tennis and basketball courts, recreational facilities, and even an off-leash dog park! Nearby schools include Northcott Prairie School and St. Veronica School. For outdoor enthusiasts, Chinook Winds Regional Park, with its playgrounds, baseball fields, volleyball courts, skate park, spray park, and toboggan hill, is just a 10-minute drive away. Plus, with easy access to Highway 2, commuting to Calgary is a breeze. Don't delay book your showing today!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









