

749 SOUTH POINT Gate, Airdrie T4B 5H7

3pc Ensuite bath

South Point 09/27/24 MLS®#: A2162610 Area: Listing List Price: **\$539,900**

Status: Active **Airdrie** None Association: Fort McMurray County: Change:

Date:

General Information

Residential Prop Type: Sub Type: Row/Townhouse

City/Town: Airdrie Finished Floor Area Year Built: 2021 Abv Saft:

Low Sqft: Lot Information

Lot Sz Ar: 3,157 sqft Ttl Sqft: 1,580 DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

1,580

3 (3)

2

2.5 (2 1)

2 Storey

20

Lot Shape:

Access:

Lot Feat: **Back Yard, Corner Lot, Street Lighting**

Park Feat: Parking Pad, Rear Drive

Utilities and Features

Poured Concrete

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air. Natural Gas Concrete, Vinyl Siding, Wood Frame

8'0" x 5'4"

Sewer: Flooring:

Ext Feat: **Private Yard** Carpet, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer

Int Feat: Bathroom Rough-in, Kitchen Island, Quartz Counters, Walk-In Closet(s) **Utilities:**

Second

Room Information

Room Level Dimensions Room Level **Dimensions** Main Kitchen 16`10" x 13`11" **Living Room** Main 14`0" x 11`10" **Dining Room** Main 12`2" x 11`1" Foyer Main 9`0" x 5`6" 2pc Bathroom Main 5'0" x 4'11" 4pc Bathroom Second 8'3" x 5'0" **Bedroom - Primary Bonus Room** Second 16`4" x 13`11" Second 13`6" x 11`9" **Bedroom** Second 11`11" x 8`8" **Bedroom** Second 11`11" x 8`5"

Legal/Tax/Financial

Title: Zoning: Fee Simple R2-T

Legal Desc: **2111130**

Remarks

Pub Rmks:

Inclusions:

This stunning east-facing corner lot townhouse offers 3 bedrooms, 2.5 bathrooms, and is located in the highly desirable South Point community in SW Airdrie. Step inside and be greeted by a spacious living room featuring large east-facing windows that fill the space with natural light and provide a serene view of the park. The open-concept kitchen is a dream for culinary enthusiasts, complete with a central island, extended ceiling-height cabinets, and sleek stainless-steel appliances. The adjacent dining area boasts west-facing windows overlooking the backyard, and the main floor is rounded out by a convenient mudroom and a 2-piece bath. Upstairs, you'll find a bright bonus room with a south-facing window, bathing the space in sunlight. The primary bedroom is a true retreat, featuring a walk-in closet and a 3-piece ensuite with a standing shower. Two additional generously sized bedrooms, a 4-piece main bath, and a convenient laundry area complete the upper level. Plus, the home's corner lot location allows for extra south-facing windows, enhancing the natural light throughout. The unfinished basement, with rough-ins for a full bathroom, offers ample potential to customize the space to your liking. Parking is easy with the 2-car rear concrete pad, and the South Point community amenities are unbeatable. You'll enjoy proximity to an elementary school, parks, playgrounds, basketball and tennis courts, an off-leash dog park, and a scenic lake. Plus, with a new 50-acre commercial development underway, the neighborhood is only getting better! With quick access to Deerfoot Trail, you're just 20 minutes from YYC airport and 25 minutes from downtown Calgary. Major amenities like Costco, CrossIron Mills, Genesis Place, Walmart, Sobeys, and a variety of restaurants are only minutes away. Don't miss out on this incredible home - book your showing today!

Window Coverings

Property Listed By: RE/MAX Real Estate (Central)

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