



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**749 SOUTH POINT Gate, Airdrie T4B 5H7**

MLS®#: **A2162610**      Area: **South Point**      Listing Date: **09/27/24**      List Price: **\$539,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2021**      Abv Sqft: **1,580**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,157 sqft**      Ttl Sqft: **1,580**  
 Lot Shape:

DOM

**55**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot,Street Lighting**  
 Park Feat: **Parking Pad,Rear Drive**

Utilities and Features

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

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

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:

Room Information

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111130**

Zoning:  
**R2-T**

Remarks

Pub Rmks:

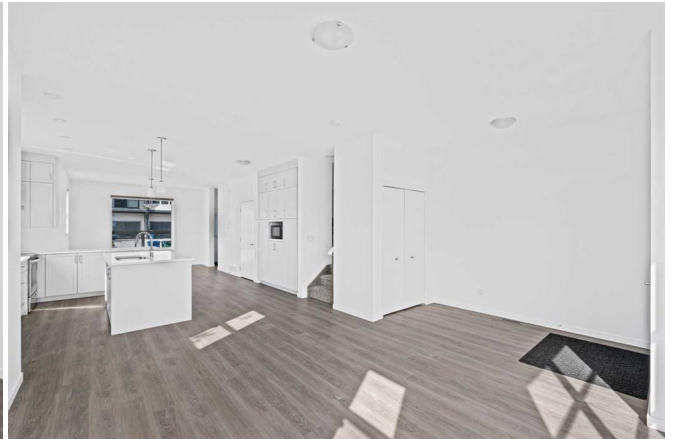
**This stunning east-facing corner lot townhouse offers 3 bedrooms, 2.5 bathrooms, and is located in the highly desirable South Point community in SW Airdrie. Step inside and be greeted by a spacious living room featuring large east-facing windows that fill the space with natural light and provide a 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!**

Inclusions:  
Property Listed By:

**Window Coverings**  
**RE/MAX Real Estate (Central)**

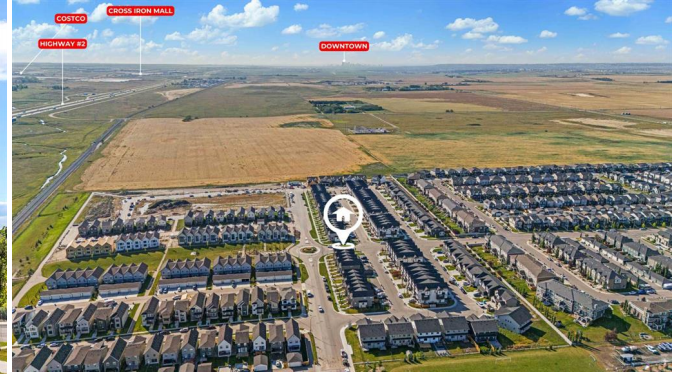
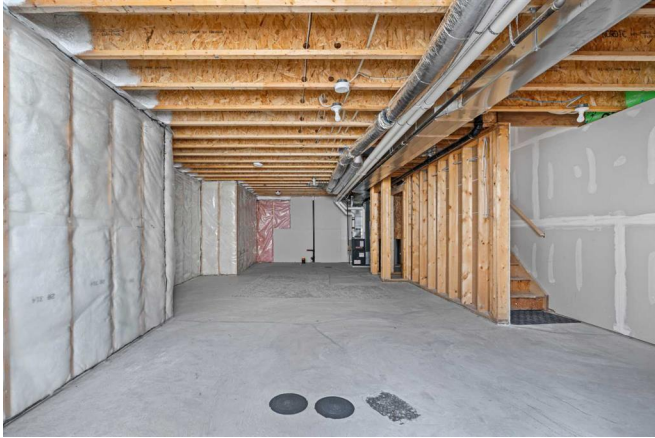
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**749 S Point Gate SW, Airdrie, AB**

Main Building: Total Exterior Area Above Grade 1580.12 sq ft



1st Floor  
Exterior Area 776.16 sq ft

2nd Floor  
Exterior Area 803.97 sq ft

Basement (Below Grade)  
Exterior Area 722.24 sq ft



PREPARED: 2024/09/18  
BiGUIDE

White figures are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.