



THE
A-TEAM

**RE/MAX
FIRST**

101 SOUTH POINT Manor, Airdrie t4b 5m8

MLS® #: **A2163448** Area: **South Point** Listing Date: **09/09/24** List Price: **\$455,000**
 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: **947 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,552**
 Low Sqft:
 Ttl Sqft: **1,552**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Concrete, Vinyl Siding**
 Flooring: **Carpet, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Lower	5`3" x 8`7"	Foyer	Lower	18`9" x 4`8"
2pc Bathroom	Main	5`1" x 5`7"	Kitchen	Main	8`10" x 14`5"
Living Room	Main	21`2" x 20`7"	4pc Bathroom	Main	4`10" x 7`11"
Den	Second	11`5" x 12`1"	4pc Ensuite bath	Second	7`0" x 7`10"
Bedroom - Primary	Second	14`9" x 9`10"	Bedroom	Second	9`9" x 8`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-BTB

2311552

Remarks

Pub Rmks: **Welcome to this beautiful, brand-new, no-condo-fee townhome located in the sought-after community of South Point, Airdrie. This stunning 2-bedroom, 2.5-bathroom townhome, complete with a spacious den that can double as a home office, guest room, or playroom, offers a perfect blend of modern contemporary and country farmhouse influences. Thoughtfully designed, it boasts quartz countertops throughout, soaring 9-foot ceilings, and freehold ownership, meaning no condo fees and quick possession availability. The home also features a convenient single attached garage, a concrete driveway, and additional street parking, providing plenty of space for you and your guests. Natural light pours into the living and dining areas, creating a warm, inviting space. Step outside to the private balcony, perfect for enjoying fresh air or hosting summer BBQs. Every detail of this home has been crafted with your comfort and convenience in mind. Located in South Point, you'll enjoy access to over 12 acres of parks, tennis and basketball courts, BBQ pits, and even an off-leash dog park. With a brand-new elementary school nearby, and easy access to major commuting routes such as QE Highway, Main Street, and the South Transit Terminal, this community is designed for convenience and connectivity. This home is an excellent choice for first-time home buyers, downsizers, or investors!**

Inclusions: **na**
Property Listed By: **Century 21 Bravo Realty**

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









