



THE
A-TEAM

**RE/MAX
FIRST**

520 SOUTH POINT Place, Airdrie T4B 5H9

MLS®#: **A2165090**

Area: **South Point**

Listing Date: **09/12/24**

List Price: **\$678,888**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,078 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,782**
Low Sqft:
Ttl Sqft: **1,782**

DOM

7
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 13`8"
Foyer	Main	6`11" x 8`10"
2pc Bathroom	Main	6`4" x 5`0"
Bedroom - Primary	Upper	12`0" x 18`4"
Bedroom	Upper	9`4" x 12`10"
4pc Ensuite bath	Upper	6`8" x 11`4"
Furnace/Utility Room	Basement	7`5" x 12`5"

Room	Level	Dimensions
Kitchen	Main	14`10" x 19`2"
Dining Room	Main	12`2" x 11`3"
Storage	Upper	5`7" x 3`4"
Living Room	Upper	13`0" x 9`0"
Bedroom	Upper	9`4" x 12`10"
4pc Bathroom	Upper	8`6" x 4`11"
Game Room	Basement	14`0" x 25`8"

Walk-In Closet
4pc Bathroom

Basement
Basement

6`4" x 3`7"
6`4" x 10`9"

Bedroom

Basement

10`6" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

2111130

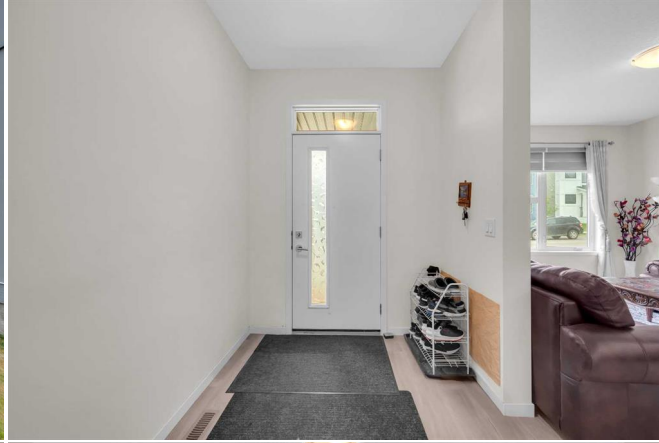
Remarks

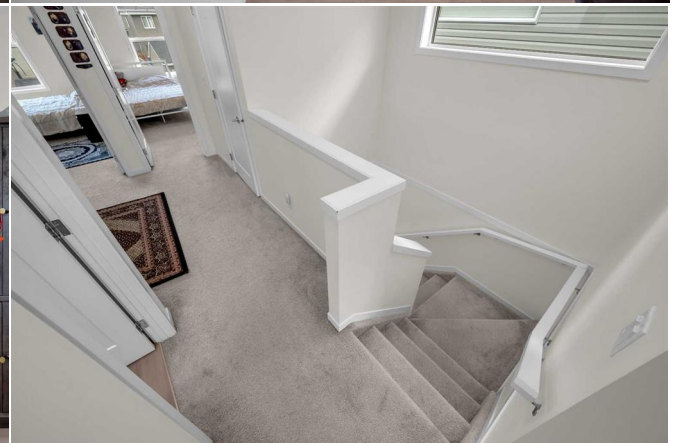
Pub Rmks: **Beautiful 2-Storey Home in South Point, Airdrie with Finished Basement and Double Detached Garage Welcome to this stunning 4-bedroom, 3.5-bathroom detached home located in the sought-after South Point community in Airdrie. Built in 2021, this modern 2-storey home offers 1,783 sq. ft. of meticulously designed living space, with numerous upgrades throughout. The main floor boasts an open-concept design, featuring a bright living room and a spacious dining area, perfect for entertaining. The kitchen is a chef's dream, complete with granite countertops, a large island, and high-end gas stove. Upgraded appliances, including a dishwasher, microwave, refrigerator, and range hood, provide both style and functionality. Upstairs, the primary bedroom is a luxurious retreat with a 4-piece ensuite and a generous walk-in closet. Two additional bedrooms, another full bathroom, and a versatile bonus living area offer plenty of space for family living. Custom blinds have been installed throughout the home, adding privacy and a touch of elegance. The fully finished basement, built with permits, includes a spacious fourth bedroom, a game room, and an additional 4-piece bathroom, offering extra living space for guests or recreation. Outside, enjoy the backyard and relax on the deck. The double detached garage provides ample parking and storage. Located near parks, schools, and shopping, this home combines convenience with modern comfort. Don't miss your chance to own this fully upgraded gem in South Point, Airdrie!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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







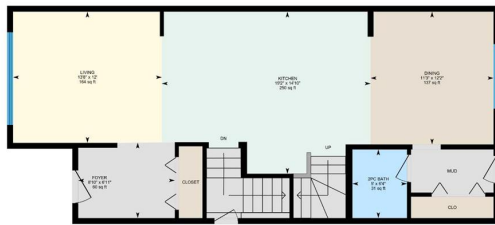






520 S Pt Pl SW, Airdrie, AB

Main Floor Exterior Area 881.71 sq ft
Interior Area 792.20 sq ft



PREPARED: 2024/09/11



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

520 S Pt Pl SW, Airdrie, AB

Upper Floor Exterior Area 821.27 sq ft
Interior Area 867.47 sq ft
Excluded Area 11.19 sq ft



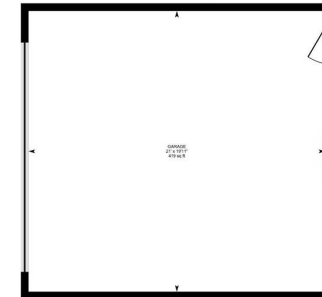
PREPARED: 2024/09/11



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520 S Pt Pl SW, Airdrie, AB

Detached Garage Excluded Area 494.14 sq ft



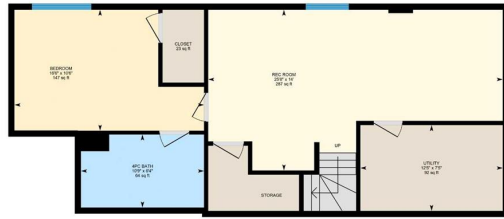
PREPARED: 2024/09/11



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520 S Pt Pl SW, Airdrie, AB

Basement (Below Grade) Exterior Area 700.62 sq ft
Interior Area 720.46 sq ft



PREPARED: 2024/06/11



While not shown, all dimensions and floor areas must be considered approximate and are subject to independent verification.