

## 704 SOUTH POINT Heath, Airdrie T4B 5H7

MLS®#:	A2165513	Area:	South Point	Listing Date:	09/13/24	List Price: <b>\$559,888</b>
Status:	Pending	County:	Airdrie	Change:	None	Association: Fort McMurray



neral Informatior				DOM	
ор Туре:	Residential			6	
b Type:	Semi Detached	(Half		<u>Layout</u>	
	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	3 (3 )
y/Town:	Airdrie	Abv Sqft:	1,577	Baths:	2.5 (2 1)
ar Built:	2023	Low Sqft:		Style:	2 Storey,Side by Side
<u>Information</u>		Ttl Sqft:	1,577		
Sz Ar:	2,970 sqft			De alvia a	
Shape:				Parking	_
				Ttl Park:	2
				Garage Sz:	1
cess:					
Feat:	Corner Lot				
rk Feat: Single Garage Attached					

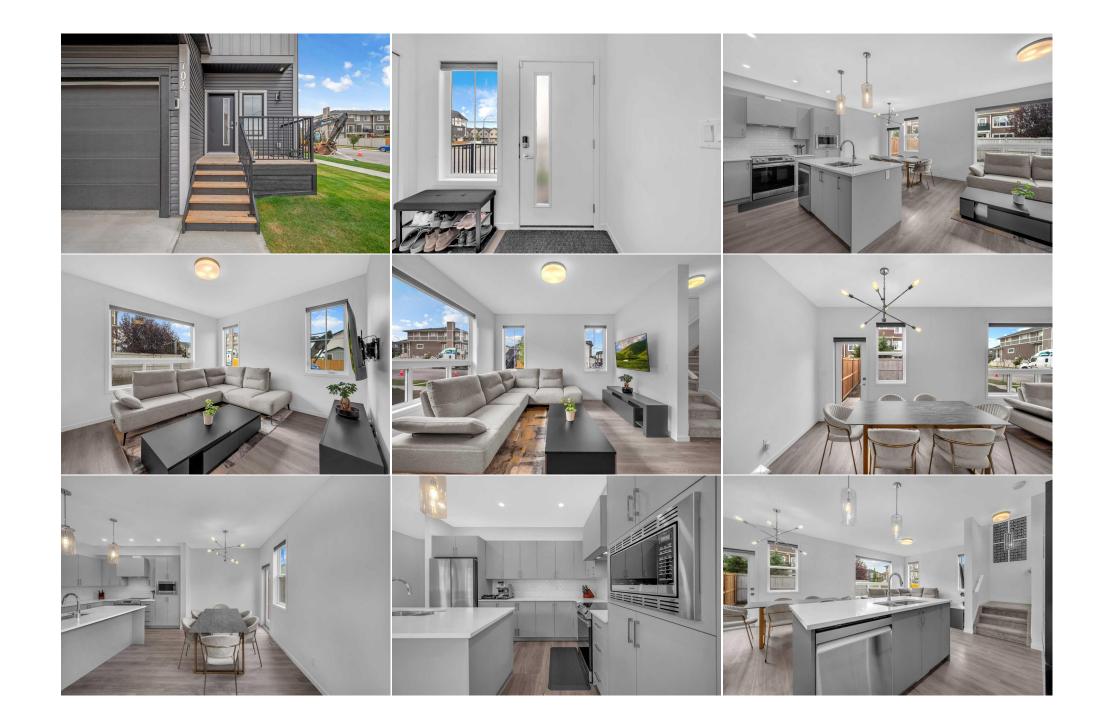
Utilities and Features

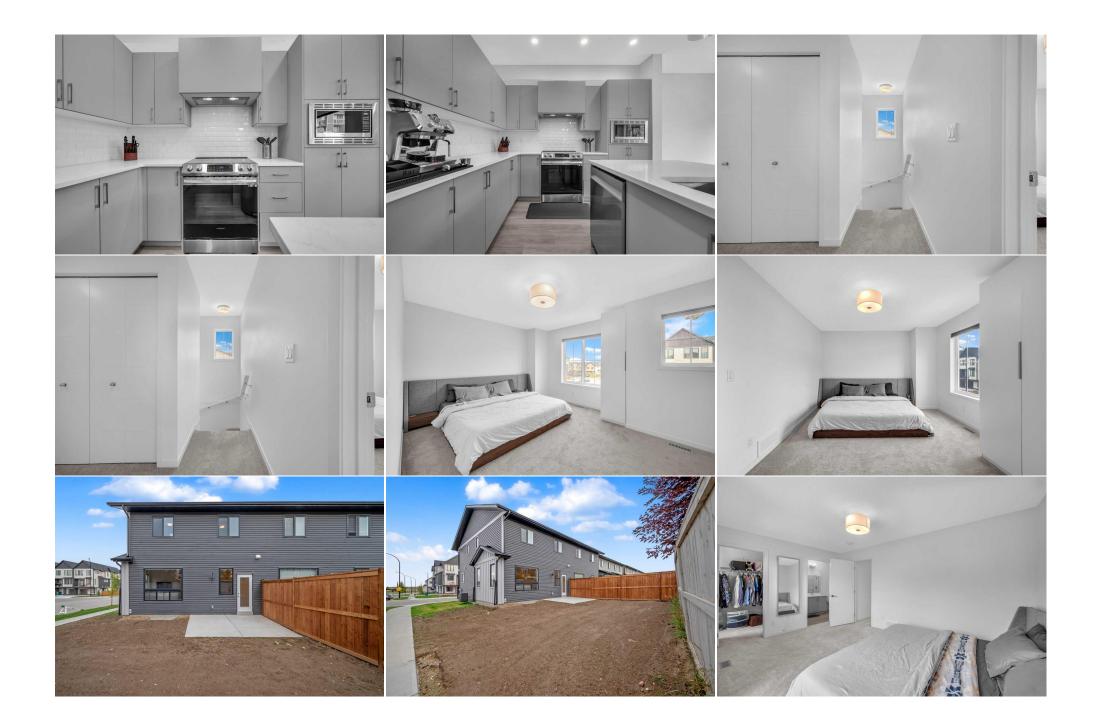
Roof:	Asphalt Shingle	2		Construction:						
Heating:	Central,ENERG	Y STAR Qualified Equ	lipment	Concrete, Vinyl Siding						
Sewer:				Flooring:						
Ext Feat:	Private Yard			Vinyl Plank	Vinyl Plank					
				Water Source:						
				Fnd/Bsmt:						
	Poured Concrete									
Kitchen Appl:		Central Air Conditi	oner,Dishwasher,Electric Range,Electr	ic Stove,Microwave,Range Hood,R	efrigerator					
Int Feat:		Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan								
Utilities:										
				Room Information						
Room		Level	Dimensions	<u>Room</u>	Level	Dimensions				
Living Room		Main	11`3" x 12`7"	Kitchen	Main	12`4" x 10`6"				
Dining Room		Main	12`4" x 8`6"	2pc Bathroom	Main	5`8" x 4`11"				
Bedroom - Pri	imarv	Upper	15`11" x 11`7"	Bedroom	Upper	11`5" x 12`9"				
Bedroom		Upper	10`9" x 12`10"	4pc Ensuite bath	Upper	8`5" x 8`4"				
4pc Bathroom	n	Upper	8`6" x 4`11"	• • • • • • •						
•				Legal/Tax/Financial						

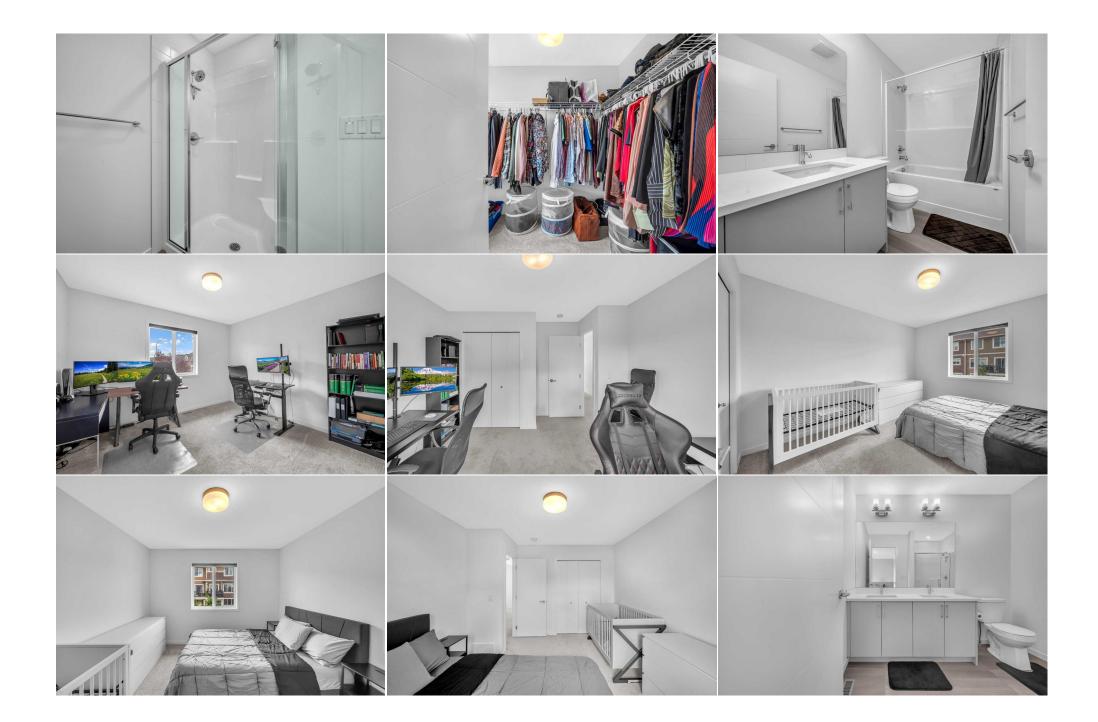
Title: <b>Fee Simple</b> Legal Desc:	Zoning: R2 2311552 Remarks
Pub Rmks: Inclusions: Property Listed By:	Welcome to this exquisite newer construction 3 bedroom, 2.5 bath semi-detached house nestled on a big corner lot on a quiet street, perfect for growing families. Lots of upgrades in the house including a central air conditioning unit to keep you cool during hot summer days! As you open the front door, you'll be captivated by the spacious and bright open-concept design. You will appreciate the sunshine and natural bright daylight from large windows including additional windows in this house situated on a corner lot. The main floor boasts an ideal designed layout, blending the living room, dining area, and kitchen seamlessly! The kitchen features stainless steel appliances, built-in microwave, quartz countertops, and modern cabinetry offering ample storage space and counter space. This versatile space caters to all your needs, a cozy night in or family entertaining. The private primary suite offers a 4-piece ensuite bathroom, complete with dual-sinks, a separate walk-in shower, and elegant fixtures. The additional two bedrooms are a generous size, ideal for a growing family or guests. The unfinished basement with large windows offer possibilities for future development. The concrete patio in the back and expansive additional backyard space offers endless possibilities for family fun!. The current owners have taken exceptional care of this newer construction home and this home offers you a pristine canvas to make your mark and create lasting memories. You'll enjoy a peaceful suburban setting with close proximity to essential amenities. South Point is a thoughtfully designed 70-acre master planned community located in the progressively developing southwest quadrant of Airdrie. South Point offers the best of amenities with over 12 acres dedicated to parks, tennis and basketball courts, BBQ pits and an off-leash dog park. Connectivity is integral to this close-knit community with a brand-new Elementary School within walking distance. Direct access to artery commuting routes such as QE Highway, Main Street and the sou

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













704 S Pt heath SW, Airdrie, AB



704 S Pt heath SW, Airdrie, AB Upper Floor Estation Area 301.76 sq ft Interfor Area 323.32 o ft

