



THE
A-TEAM

**RE/MAX
FIRST**

704 SOUTH POINT Heath, Airdrie T4B 5H7

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



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,970 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,577**
 Low Sqft:
 Ttl Sqft: **1,577**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,ENERGY STAR Qualified Equipment**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Concrete,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	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 - Primary	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	Upper	8`6" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

2311552

Remarks

Pub Rmks:

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 south Transit Terminal, makes it a well-connected prime location in its quadrant. Call today to schedule your showing!

Inclusions:
Property Listed By:

NA
eXp Realty

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









