

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 |



| 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 | | | | | |

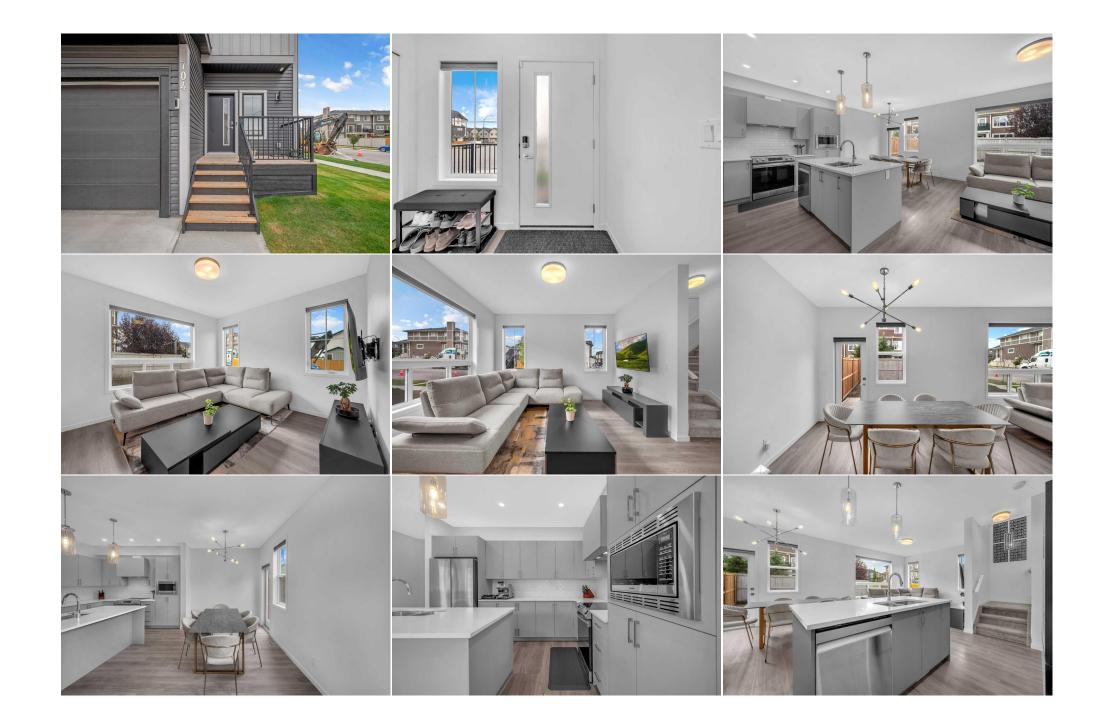
Utilities and Features

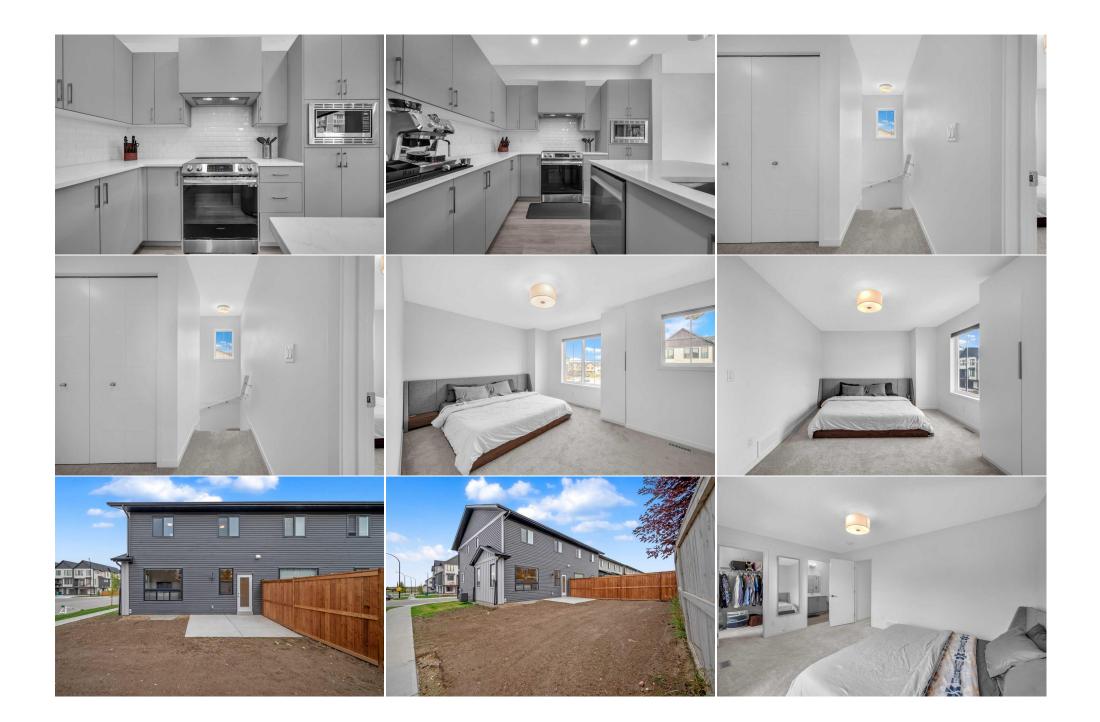
| Roof: | Asphalt Shingle | 2 | | Construction: | | | | | | |
|---------------|-----------------|--|---------------------------------------|---------------------------------|-------------|---------------|--|--|--|--|
| Heating: | Central,ENERG | Y STAR Qualified Equ | lipment | Concrete, Vinyl Siding | | | | | | |
| 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 | | | | | | |

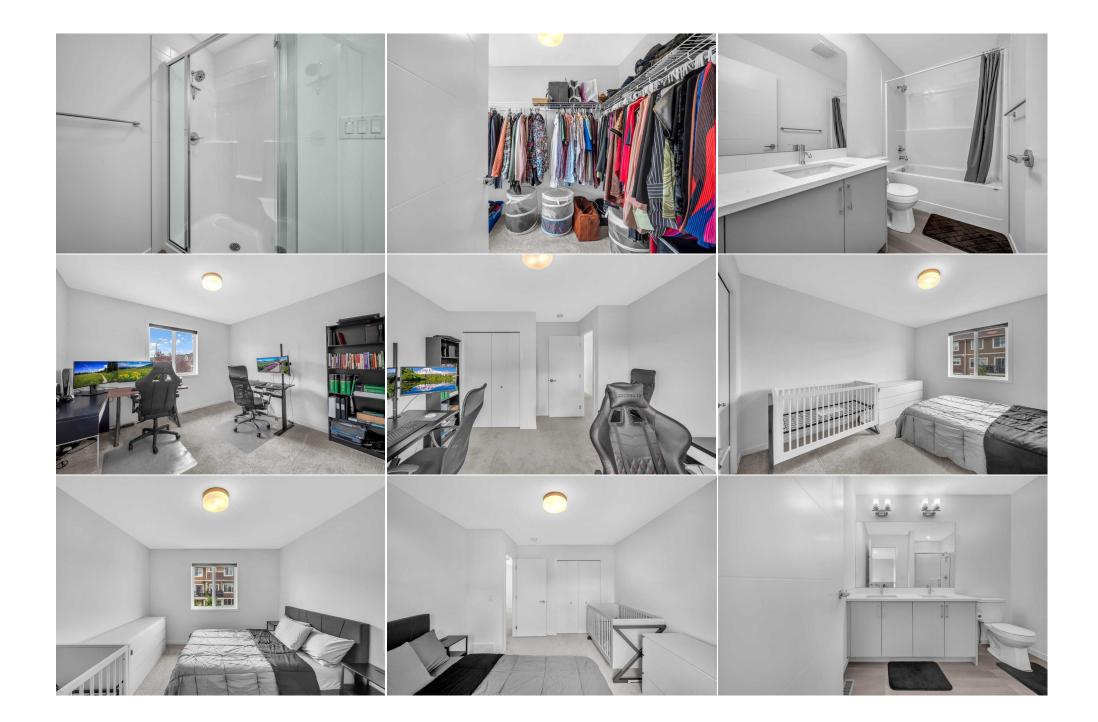
| Title: Fee Simple Legal Desc: | Zoning: R2 2311552 Remarks |
|---|--|
| Pub Rmks: Inclusions: Property Listed By: | Welcome to this exquisite newer construction 3 bedroom, 2.5 bath semi-detached house nestled on a big corner lot on a quiet street, perfect for growing families. Lots of upgrades in the 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 |

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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

