



THE
A-TEAM

**RE/MAX
FIRST**

220 SOUTHPOINT Greenway, Airdrie T4B 5P4

MLS®#: **A2169366** Area: **South Point** Listing Date: **09/29/24** List Price: **\$599,900**
 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: **3,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,760**
 Low Sqft:
 Ttl Sqft: **1,760**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane, No Neighbours Behind**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Mixed**
 Flooring: **Carpet, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 4`6"	Bedroom - Primary	Second	14`9" x 10`6"
Bedroom	Second	9`3" x 10`8"	Bedroom	Second	10`5" x 14`2"
4pc Bathroom	Second	10`2" x 4`10"	4pc Ensuite bath	Second	4`10" x 10`4"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R2-T**

Legal Desc:

2311552

Remarks

Pub Rmks:

THIS IS WHAT YOU'VE BEEN WAITING FOR! Welcome to this BRAND NEW, NEVER OCCUPIED, Larger than most detached homes -over 1700sqft RMS, 2-Storey END UNIT NO CONDO FEE , fronting onto green space, complete with double detached garage and a 2 car concrete parking pad. Featuring 3 bedrooms and 2.5 bathrooms, this home offers plenty of space . The north-facing front patio opens up to a peaceful green space and children's playground, ideal for enjoying the outdoors. There is a dog park next to this green space as well. Step inside to a welcoming foyer that leads to a bright and open living room, dining area, and kitchen. The modern open-concept design showcases 9-foot ceilings, large front windows, and stylish vinyl plank flooring throughout the main floor. Whether you're relaxing or entertaining, the living and dining areas are perfect, with access to a south facing deck at the back for enjoying sunshine. The kitchen is spacious and contemporary, featuring quartz countertops, stainless steel appliances, abundant cabinetry, a large center island, a sleek tile backsplash, and LED pot lights with pendant lighting. Upstairs, the master bedroom is light-filled and spacious, offering large windows, a walk-in closet, and an ensuite with double sinks and a walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and a laundry room complete the upper floor. The unfinished basement is ready for your personal touch, with roughed-in plumbing for future development. Outside, you'll find an oversized detached double garage, and a driveway, providing a total of 4 parking spots. This location is close to HWY exit ,school,parks,dog park,existing and upcoming retail ,COSTCO and Crossiron mall. Exterior landscaping/fencing work is pending and to be completed by the builder.

Inclusions:

NA

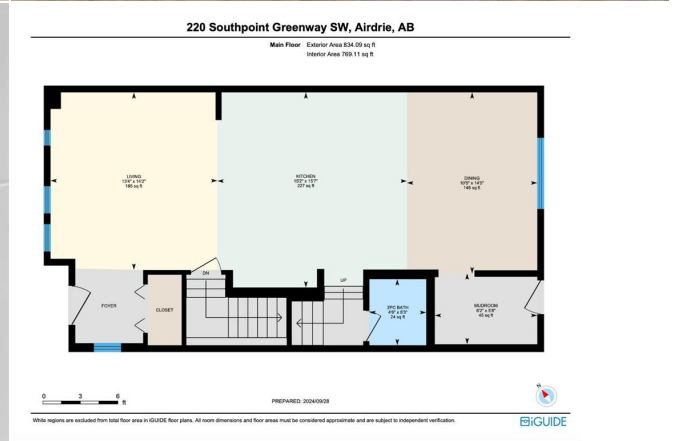
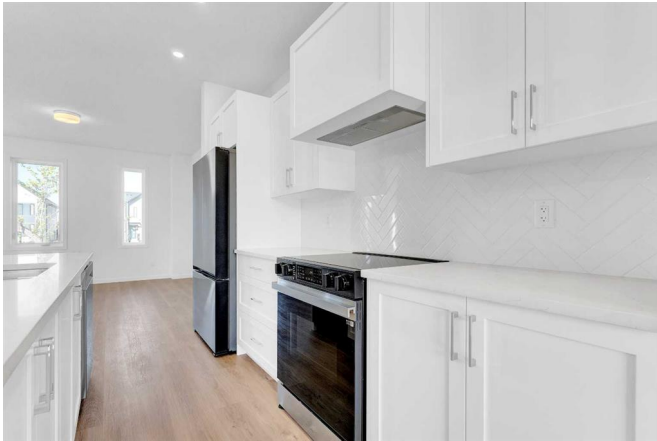
Property Listed By:

CIR Realty

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









220 Southpoint Greenway SW, Airdrie, AB

1st Floor Exterior Area 323.82 sq ft
Interior Area 852.20 sq ft



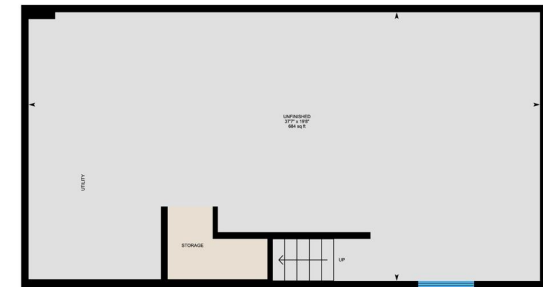
PREPARED 2024/05/08



While regions are excluded from total floor area in GIUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

220 Southpoint Greenway SW, Airdrie, AB

Basement (Below Grade) Exterior Area 800.00 sq ft
Interior Area 737.02 sq ft



PREPARED 2024/05/08



While regions are excluded from total floor area in GIUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

