



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**516 SOUTH POINT PLACE , Airdrie T4B 0K2**

MLS®#: **A2170324**      Area: **South Point**      Listing **10/05/24**      List Price: **\$626,900**  
 Status: **Active**      County: **Airdrie**      Change: **-\$8k, 03-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,049 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,860**  
 Low Sqft:  
 Ttl Sqft: **1,860**

DOM

**46**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Additional Parking,Alley Access,Concrete Driveway,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`8" x 5`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 13`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 6`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 14`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`1" x 11`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>4`8" x 5`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`7" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`9" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 11`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`7" x 15`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`7" x 13`10"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`9" x 7`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`1" x 17`11"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`8" x 5`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-L**

**2111130**

Remarks

Pub Rmks: **Welcome to this beautiful 2-storey home located in the serene community of South Point, Airdrie. This home comes with a separate side entrance, 9' ceilings on the main floor and basement, along with a spacious front porch and backyard deck with a natural gas line for BBQ hook up. This stylish detached home features 3 bedrooms, 2.5 bathrooms, and a total living space of 1,860 sq. ft with sleek modern finishes and an abundance of natural light. The main floor includes a spacious living room, an open-concept kitchen with quartz countertops, upgraded appliances, a large island, and a spacious dining area. The upper level features a luxurious primary bedroom with a vaulted ceiling, a 4-piece ensuite, a spacious walk-in closet, and an attached balcony overlooking the beautiful neighbourhood. There are two additional bedrooms, another full bathroom, and a versatile bonus room. Custom blinds have been installed throughout the home. This home is close to all amenities including a school, shopping centre, and easy access to Deerfoot Trail. Don't miss the opportunity of owning this beautiful home!**

Inclusions:  
Property Listed By: **None**  
**Creekside Realty**

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







