



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

77
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
2pc Bathroom	Main	4`8" x 5`6"
Foyer	Main	6`6" x 6`5"
Living Room	Main	12`1" x 11`10"
4pc Bathroom	Upper	8`7" x 5`0"
Bedroom	Upper	10`3" x 11`9"
Bonus Room	Upper	13`7" x 13`10"
Bedroom - Primary	Upper	12`1" x 17`11"

Room	Level	Dimensions
Dining Room	Main	15`0" x 13`1"
Kitchen	Main	15`0" x 14`6"
Mud Room	Main	4`8" x 5`8"
4pc Ensuite bath	Upper	6`9" x 11`11"
Bedroom	Upper	8`7" x 15`3"
Laundry	Upper	6`9" x 7`6"
Walk-In Closet	Upper	8`8" x 5`0"

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







