



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 SOUTH POINT Manor, Airdrie T4B 5M8**

MLS®#: **A2176846**      Area: **South Point**      Listing Date: **11/01/24**      List Price: **\$519,900**  
 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: **1,225 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,576**  
 Low Sqft:  
 Ttl Sqft: **1,576**

DOM

**50**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Corner Lot,Low Maintenance Landscape**  
 Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 12`0"	Kitchen	Main	13`10" x 13`0"
Dining Room	Main	8`5" x 7`10"	2pc Bathroom	Main	6`4" x 5`2"
Balcony	Main	11`10" x 5`1"	Bedroom - Primary	Upper	13`0" x 11`4"
4pc Ensuite bath	Upper	7`9" x 6`11"	Bedroom	Upper	13`0" x 8`8"
Bedroom	Upper	9`5" x 8`5"	5pc Bathroom	Upper	7`6" x 7`1"
Laundry	Upper	4`0" x 3`4"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-BTB**  
 Legal Desc: **2311552**

Remarks

Pub Rmks: **Welcome to this brand new, no condo fee corner unit townhome! Featuring 3 bedrooms, 2.5 bathrooms, and a den, this unique home blends modern contemporary, country farmhouse, and craftsman styles to create something truly special. The heart of the home is its bright and welcoming kitchen, complete with stainless steel appliances, a spacious island with stone countertops, and an upgraded backsplash—perfect for family gatherings and culinary adventures. Enjoy delightful breakfasts and relaxed weekend brunches in your own comfortable space. The living and dining areas are bathed in natural light, with an inviting balcony perfect for fresh air and summer BBQs. Every detail has been thoughtfully designed for your comfort and convenience. The primary suite offers a peaceful retreat with plenty of space and a beautifully tiled ensuite. Two additional bedrooms provide extra room for family or guests. On the main level, you'll find a versatile office, playroom, or flex area that can be adapted to your needs. Entertaining is a breeze with a stylish powder room on the upper floor and a spacious garage with additional driveway parking for guests. With its well-appointed kitchen, roomy living areas, and practical storage solutions, this home is perfect for relaxation and entertaining—all with the added benefit of no condo fees. Conveniently located near schools, parks, ponds, a new highway exit, and both new and existing retail options including CrossIron Mall, this property is ideal for first-time homebuyers, downsizers, or investors!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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











