



THE
A-TEAM

**RE/MAX
FIRST**

443 SOUTH POINT Lane, Airdrie T4B 5G8

MLS®#: **A2177955** Area: **South Point** Listing Date: **11/07/24** List Price: **\$499,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **1,885 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,645**
 Low Sqft:
 Ttl Sqft: **1,645**

DOM
26
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

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

Access:
 Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Veneer, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	15`5" x 12`11"
Dining Room	Main	11`7" x 5`10"
Laundry	Upper	4`10" x 3`9"
Bedroom - Primary	Upper	19`2" x 11`3"
4pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	18`7" x 8`7"
Den	Lower	8`3" x 8`2"
Balcony	Main	13`11" x 8`7"
Bedroom	Upper	13`3" x 11`9"
3pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$295

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **2011637**

Remarks

Pub Rmks: **Welcome to this stunning townhouse in the desirable South Point community, offering a rare combination of space, style, and convenience. Boasting 1,645 SF of thoughtfully designed living space, this home features 2 primary suites, each with its own private ensuite, plus a versatile den/office or 3rd bedroom, perfect for a home office or guest room. With 2.5 bathrooms and low condo fees of just \$294.66, this property is a fantastic investment or family home. The main floor presents an open, bright layout with large windows flooding the great room with natural light. The chef-inspired kitchen is a true highlight, featuring timeless white cabinetry, Quartz countertops, stainless steel appliances—including a built-in microwave and range hood fan—and a spacious center island with pendant lighting, perfect for casual meals or entertaining. The adjacent dining area is ideal for family dinners or game nights with friends. Upstairs, you'll find two generously sized primary suites, each offering a private, luxurious ensuite bathroom, plus a convenient upstairs laundry area. The entry level includes a den/office space or 3rd bedroom, along with access to your double attached garage, which provides ample storage and ensures your vehicles stay warm during the winter months. Outside, enjoy your own private patio overlooking a beautiful park, complete with tennis & basketball courts, a playground, picnic tables, and plenty of green space—perfect for outdoor relaxation and recreation. The location is ideal, with easy access to schools, walking and biking paths, and all amenities. Plus, the new 40th Ave overpass offers quick access to the QEII highway and nearby Cross Iron Mills mall, making commuting to Calgary a breeze. With low condo fees, a fantastic layout, and an unbeatable location, this townhouse is a must-see! Be sure to schedule a viewing before it's gone!**

Inclusions: **NA**
Property Listed By: **2% Realty**

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









