



THE
A-TEAM

**RE/MAX
FIRST**

230 SOUTH POINT Park, Airdrie T4B 5C3

MLS®#: **A2180993** Area: **South Point** Listing Date: **11/29/24** List Price: **\$479,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **1,719 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,413**
 Low Sqft:
 Ttl Sqft: **1,413**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached,Driveway,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Rain Gutters,Tennis Court(s)**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	10`0" x 6`6"	2pc Bathroom	Second	3`4" x 5`11"
Dining Room	Second	10`8" x 9`5"	Kitchen	Second	14`3" x 14`2"
Living Room	Second	14`3" x 16`4"	4pc Bathroom	Upper	7`4" x 4`11"
4pc Ensuite bath	Upper	7`4" x 6`11"	Bedroom	Upper	8`6" x 11`0"
Bedroom	Upper	8`5" x 10`9"	Bedroom - Primary	Upper	11`4" x 10`10"

Legal/Tax/Financial

Condo Fee:
\$245

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1811845**

Remarks

Pub Rmks: ****Move-in Ready** 3-Storey Townhouse | Main Level Office | Tandem Double Garage | 3-Bedrooms | 2.5-Bathrooms | High Ceilings | Expansive Living Space | Open Floor Plan | Quartz Countertops | Stainless Steel Appliances | Full Height Cabinets | Recessed Lighting | Barstool Peninsula | Accent Walls | Balcony | Upper Level Laundry | Wide Plank LVP & Plush Carpet Flooring | Tennis Courts | Basketball Courts | Picnic Area | Gazebo | Family Friendly Neighbourhood. Welcome home to your stunning 3-storey townhome boasting 1413 SqFt of developed living space. Open the front door to a main level with an open den which is the perfect space for a home office! Off the den is the interior garage door that connects to the tandem double garage. Walk upstairs to the main level with a beautiful open floor plan, high ceilings, a stunning accent wall and both natural light & recessed lighting. The kitchen is outfitted with quartz countertops, full height cabinets, stainless steel appliances, a dual basin sink, a kitchen island and a barstool peninsula! The kitchen is paired with sliding glass doors that lead to a spacious balcony with a gas BBQ line for the grill master in the family! The open concept dining and living makes this the perfect home to entertain friends and family. This level is complete with a 2pc powder room. Head up to the uppermost level where you're met with a stunning floor to ceiling statement wall with a beautiful design. The primary bedroom is large with a private 4pc ensuite bath that connects through to the walk-in closet. Bedrooms 2 & 3 are both a great size! These share the main 4pc bath with a tub/shower combo and single vanity with storage below. The upper level laundry is a stacked washer/dryer tucked in the hall to not take away any of your living space. The attached tandem double garage has epoxy flooring and holds the utility room. Outside of the garage is space for a single car to be parked and covered by the deck! This family planned community is loaded with activities! Tennis courts, basketball courts, playground, picnic area, a dog park and a covered gazebo! This home is a minutes walk from Northcott Prairie School and a quick drive to all shopping amenities. Hurry and book a showing at this move in ready townhome today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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









