



THE
A-TEAM

**RE/MAX
FIRST**

157 SOUTH POINT Greenway, Airdrie T4B 5J3

MLS®#: **A2181614** Area: **South Point** Listing Date: **11/29/24** List Price: **\$599,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,177 sqft**
 Lot Shape:

DOM

64
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached,Driveway,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Central,Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 6`1"	Dining Room	Main	16`11" x 11`10"
Foyer	Main	6`4" x 7`11"	Kitchen	Main	9`2" x 12`3"
Living Room	Main	10`6" x 17`2"	Office	Main	7`3" x 9`5"
4pc Bathroom	Second	10`5" x 5`0"	4pc Ensuite bath	Second	4`10" x 10`3"
Bedroom	Second	9`4" x 10`10"	Bedroom	Second	10`4" x 14`3"
Office	Second	10`5" x 6`6"	Bedroom - Primary	Second	14`11" x 10`5"
Walk-In Closet	Second	10`5" x 4`11"			

Title: **Fee Simple**
Legal Desc: **2111130**

Zoning: **R2-T**

Remarks

Pub Rmks: **Experience the perfect combination of modern design, practicality, and comfort in this stunning 3-bedroom, 2.5-bathroom freehold townhouse, thoughtfully crafted to meet the needs of today's homeowners. Ideally located facing a peaceful green space, this home offers a serene and picturesque setting that enhances its charm. Step inside to discover a bright and spacious main floor featuring an open-concept layout. The living area is perfect for family gatherings or entertaining, while the adjacent dining space flows seamlessly into the well-appointed kitchen, complete with ample cabinetry, modern appliances, and a functional layout. A bonus main-floor office provides a dedicated workspace, ensuring productivity and convenience. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a private ensuite, designed for relaxation and comfort. The second floor also boasts an additional office room, ideal for remote work or study. A full bathroom and a convenient laundry area complete this level. The unfinished basement provides endless opportunities to customize the space to suit your needs, whether it's a recreation room, home gym, or additional living quarters. Outside, enjoy the privacy of a fully fenced backyard, perfect for kids, pets, or summer barbecues. The rear detached double-car garage with a driveway ensures ample parking and extra storage for your belongings. Additional features include central air conditioning, providing year-round comfort, and the significant advantage of no condo fees, allowing you to enjoy the freedom and savings of owning a freehold property. With its unbeatable location facing lush green space, practical features, and modern comforts, this home is an exceptional opportunity for families, professionals, and investors alike. Don't miss your chance to own this gem—schedule your private showing today!**

Inclusions: **N/A**
Property Listed By: **Brilliant Realty**

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









