

## 157 SOUTH POINT Greenway, Airdrie T4B 5J3

**South Point** MLS®#: A2181614 Area: Listing 11/29/24 List Price: **\$599,900** 

Status: **Active Airdrie** County: Change: None Association: Fort McMurray

Date:

**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:

Low Sqft: Ttl Sqft: 1,762

Abv Saft:

1,762

Finished Floor Area

DOM

Layout

3 (3)

4 2

2.5 (2 1)

2 Storey

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

22

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:

Heating: Central, Forced Air, Natural Gas **Vinyl Siding** Flooring:

Sewer:

Ext Feat: **Private Yard** Carpet, Laminate, Tile

Water Source: 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** 10`4" x 14`3" Second Office Second 10`5" x 6`6" **Bedroom - Primary** Second 14`11" x 10`5" Walk-In Closet Second 10`5" x 4`11"

## Legal/Tax/Financial

Title: Zoning:
Fee Simple R2-T

Legal Desc: **2111130** 

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 mainfloor 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













