



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**565 SOUTHPPOINT Place, Airdrie T4B 5H9**

MLS® #: **A2181632**      Area: **South Point**      Listing Date: **11/29/24**      List Price: **\$599,999**  
 Status: **Pending**      County: **Airdrie**      Change: **-\$35k, 22-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2023**      Abv Sqft: **1,792**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,078 sqft**      Ttl Sqft: **1,792**  
 Lot Shape:

DOM

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

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Street Lighting,Rectangular Lot**  
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Open Floorplan,Recessed Lighting,Stone Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>7`0" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 13`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 19`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 11`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`5" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 18`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`7" x 11`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 12`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 12`11"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>8`7" x 4`11"</b>

**Bonus Room**

**Second**

**13`2" x 8`11"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2111130**

Zoning:

**R1-L**

Remarks

Pub Rmks:

**Welcome to your dream home in the vibrant community of South Point, Airdrie. Built in 2023, this brand new, 1800 sq. ft. gem offers the perfect combination of modern design and everyday convenience. Ideally located near schools, parks, shopping, and transit, this home truly has it all. The stunning Farmhouse inspired exterior delivers exceptional curb appeal while the spacious open floor plan inside boasts 9 foot ceilings on the main floor and basement. A side entry door to the basement adds potential for future flexibility. Upstairs, you will find 3 bright bedrooms, a cozy bonus room, and a convenient laundry closet. The primary suite is a retreat with its vaulted ceiling, walk in closet and spa like ensuite featuring a double vanity, walk in shower, and elegant floor tile. Enjoy a chef's kitchen equipped with upgraded appliances, including a gas range, chimney hood fan, and built-in microwave. The extended island, quartz countertops, and wide windows add a touch of luxury. Throughout the home, you will find tasteful feature walls and thoughtful upgrades. This beautifully designed and well maintained home is ready to welcome its new owners, do not miss out on this incredible opportunity! Book your showing today!**

Inclusions:

Property Listed By:

n/a

**eXp Realty**

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









