



THE A-TEAM

RE/MAX FIRST

845 SOUTH POINT Gate, Airdrie T4B0X2

MLS®#: A2181960 Area: South Point Listing Date: 12/03/24 List Price: \$509,900
Status: Active County: Airdrie Change: -\$5k, 12-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Airdrie
Year Built: 2024
Finished Floor Area: 1,501
Lot Information: Lot Sz Ar: 1,776 sqft, Lot Shape:
Access: Back Lane, Back Yard, Parking Pad

DOM

18
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer: Private Yard
Ext Feat:
Construction: Vinyl Siding
Flooring: Carpet, Ceramic Tile, Vinyl
Water Source: Poured Concrete
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Int Feat: Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Kitchen, 4pc Bathroom, Bedroom, and Den with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311552**

Zoning:  
**R2-T**

Remarks

Pub Rmks:

**OPEN HOUSE SUNDAY DEC 21st: 1PM-3PM\*\*\*CHECK OUT THE VIDEO TOUR!\*\*\*Discover this immaculate, brand-new, east-facing lowest-priced 2-story no-condo-fee row house in South Point! Featuring 3 bedrooms, 2.5 baths, a versatile den, a fully landscaped and fenced backyard, upper-level laundry, and an unfinished basement with bathroom rough-ins, this home is the perfect blend of modern elegance and functionality. The open-concept main floor boasts a stylish kitchen with quartz countertops, stainless steel appliances, and a spacious island, seamlessly connecting to the bright dining and living areas. A conveniently located powder room completes the main level. Upstairs, the master suite features large windows, offering a peaceful retreat with a walk-in closet and a luxurious ensuite complete with dual sinks and a standing shower. Two additional bedrooms, a full bathroom, and a flexible den provide ample space for the whole family. Step outside to your private fenced backyard, ideal for relaxing or entertaining. The home includes a 2-car parking stall and plenty of front street parking. The unfinished basement, equipped with a large window and bathroom rough-ins, is ready for your personal touch. Conveniently located near Deerfoot Trail, this home is within walking distance to schools, playgrounds, shops, grocery stores, and restaurants. Plus, the upcoming 50-acre South Point Village commercial complex makes this location even more desirable. Don't miss this incredible opportunity—schedule your showing today before it's gone!**

Inclusions:  
Property Listed By:

**none**  
**Real Broker**

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









