



THE
A-TEAM

**RE/MAX
FIRST**

816 SOUTH POINT Heath, Airdrie T4B4B3

MLS®#: **A2181961** Area: **South Point** Listing Date: **12/03/24** List Price: **\$559,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,013 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,637**
 Low Sqft:
 Ttl Sqft: **1,637**

DOM

18
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`9" x 3`2"	Dining Room	Main	13`10" x 6`4"
Kitchen	Main	15`0" x 13`5"	Living Room	Main	14`6" x 12`3"
4pc Bathroom	Second	8`1" x 5`0"	4pc Ensuite bath	Second	8`11" x 11`1"
Bedroom	Second	9`5" x 10`5"	Bedroom	Second	9`5" x 10`6"
Bedroom - Primary	Second	13`0" x 15`4"	Walk-In Closet	Second	5`9" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

2311552

Remarks

Pub Rmks: *****Checkout the Cinematic Video Tour***Get ready to be impressed by this brand-new 3-bedroom, 2.5-bathroom semi-detached home backing onto serene farmland with stunning mountain views—an unbeatable combination of style, comfort, and value! This home features a front-attached single garage and is packed with upgrades that make it truly exceptional—a true standout in Airdrie’s market! Prepare to be wowed by the gourmet kitchen, with high-end appliances, a massive island, and quartz countertops throughout—a chef’s paradise! The spacious dining and living areas are perfect for hosting family and friends. This home offers not only a front single garage for convenience but also backs onto peaceful farmland with mountain views, providing an idyllic setting for your private deck and fenced backyard. The master suite is a true sanctuary, complete with a large walk-in closet and an ensuite featuring dual sinks and a modern standing shower. The two additional bedrooms and a second bathroom ensure plenty of room for family and guests. The unfinished basement with bathroom rough-ins offers endless possibilities to customize your space. Located in one of Airdrie’s best neighbourhoods, this home is just minutes from Deerfoot Trail, schools, playgrounds, shopping, grocery stores, restaurants, and much more. This beauty won’t last long—book your viewing today and make this exceptional home yours before it’s gone!**

Inclusions:
Property Listed By: **Garage door opener
Real Broker**

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













