



THE
A-TEAM

**RE/MAX
FIRST**

427 SOUTH POINT Lane, Airdrie T4B 5G8

MLS®#: **A2189035** Area: **South Point** Listing Date: **01/20/25** List Price: **\$509,700**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2021** Abv Sqft: **1,603**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,885 sqft** Ttl Sqft: **1,603**
 Lot Shape:

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **High Efficiency, Forced Air, Natural Gas** Flooring: **Carpet, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|-------------------------|--------------|--------------------|
| Kitchen | Main | 16`2" x 10`5" | Dining Room | Main | 9`7" x 8`9" |
| Living Room | Main | 12`11" x 15`5" | Den | Main | 8`2" x 8`3" |
| Bedroom - Primary | Upper | 11`8" x 13`3" | Bedroom | Upper | 9`7" x 8`9" |
| Bedroom | Upper | 9`4" x 7`11" | 4pc Ensuite bath | Upper | 0`0" x 0`0" |
| 4pc Bathroom | Upper | 0`0" x 0`0" | 2pc Bathroom | Main | 0`0" x 0`0" |

Legal/Tax/Financial

Condo Fee:
\$295

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **2011637**

Remarks

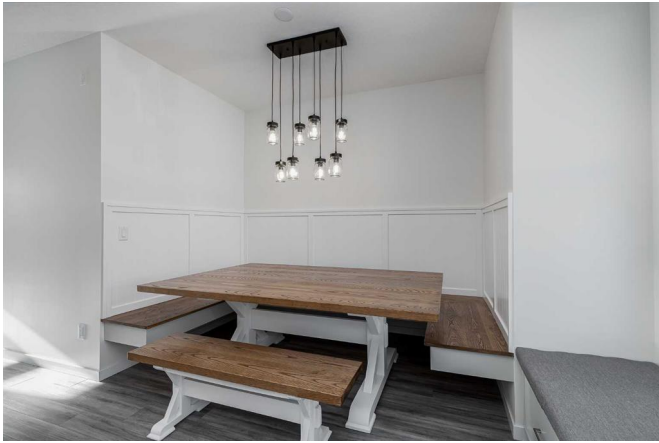
Pub Rmks: **Discover the lifestyle you've been dreaming of with this beautiful townhome! Thoughtfully designed, this residence offers a well-planned layout perfect for modern living. The kitchen immediately captures your attention with sleek white cabinets, Quartz countertops, stainless steel appliances, and a large central island. Whether enjoying quiet meals at home or hosting friends and family, the built-in table and bench seating, complemented by a custom-built window seat, create an inviting and functional dining space. The spacious living area and the entire home boast 9-foot ceilings, large windows, and abundant natural light, offering direct views of the green space, park, playground, and courts just outside. Upstairs, the primary suite welcomes you with a walk-in closet, an en-suite with a stylish sliding barn door, and blackout window coverings for restful nights. Two additional bedrooms, each with blackout window coverings, a full 4-piece bath, and a conveniently located laundry room complete the upper level. The entry-level welcomes you with access to a double-car garage and an adjacent versatile space that can serve as a den, office, or cozy sitting area. Throughout the home, you'll enjoy the year-round comfort of central air conditioning. Located in the vibrant community of South Point, this townhome is steps away from Northcott Primary School (K-8) and so close to St. Veronica's Catholic School (K-7). The neighborhood also features green spaces, parks, and a comprehensive network of paths that connect to the Airdrie Trail System. Residents can enjoy amenities including tennis and basketball courts, playgrounds, picnic areas, and a dog park for furry friends. With excellent schools nearby, this community truly has something for everyone. Don't miss this opportunity to make this exceptional townhome your new home!**

Inclusions: **Built in kitchen table and seating.**
Property Listed By: **Real Broker**

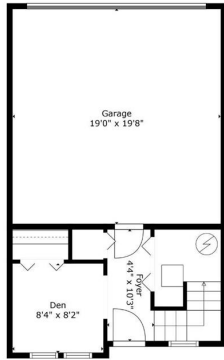
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







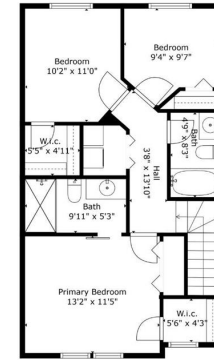




TOTAL: 1460 sq. ft.
 FLOOR 1: 205 sq. ft., FLOOR 2: 617 sq. ft., FLOOR 3: 638 sq. ft.
 EXCLUDED AREAS: GARAGE: 375 sq. ft., BALCONY: 139 sq. ft.
 Floor Plan Created by CalcsApp. Measurements Deemed Highly Accurate But Not Guaranteed.



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Floor 1



Floor 2



Floor 3

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