



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**783 SOUTH POINT Heath, Airdrie T4B5H7**

MLS®#: **A2194158**

Area: **South Point**

Listing Date: **02/20/25**

List Price: **\$474,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **1,533**  
Low Sqft:  
Ttl Sqft: **1,533**

Lot Information

Lot Sz Ar: **945 sqft**  
Lot Shape:

DOM

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

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer**  
Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage**  
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>8`7" x 18`9"</b>	<b>Furnace/Utility Room</b>	<b>Main</b>	<b>8`7" x 5`3"</b>
<b>Kitchen</b>	<b>Second</b>	<b>20`6" x 9`8"</b>	<b>Dining Room</b>	<b>Second</b>	<b>16`7" x 7`4"</b>
<b>Living Room</b>	<b>Second</b>	<b>20`6" x 13`0"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>5`8" x 5`2"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>12`1" x 14`9"</b>	<b>4pc Ensuite bath</b>	<b>Third</b>	<b>7`9" x 7`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`1" x 11`4"</b>	<b>Bedroom</b>	<b>Third</b>	<b>8`11" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>8`0" x 4`11"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-BTB**

**2311552**

Remarks

Pub Rmks: **\*\*OPEN HOUSE Saturday Feb 22nd 2pm-4pm\*\*Honey, stop the car—this is it. A brand-new, never-lived-in townhouse with no condo fees, offering over 1,500 sq. ft. of modern living for under \$475K. The open-concept layout features a stunning kitchen with a massive quartz island, sleek finishes, and premium LVP flooring, flowing seamlessly into a spacious dining area and bright living room. Step outside to a covered balcony with a gas line, perfect for year-round BBQs. Upstairs, the primary suite boasts his and her closets and a spa-like ensuite with dual sinks and a standing shower, complemented by two additional bedrooms, a full bath, and upper-level front-load laundry. An oversized attached garage, plus driveway and street parking, ensures ample space for vehicles. Located just minutes from schools, parks, Deerfoot Trail, shopping, and CrossIron Mall, with the upcoming South Point Village commercial complex bringing even more convenience. Designed for energy efficiency and natural light, this home is the perfect blend of style, comfort, and functionality. Book your showing today.**

Inclusions:  
Property Listed By: **na  
Real Broker**

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







