



120 South Point Court SW
Airdrie, Alberta

MLS # A2220211



\$499,900

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| Division: | South Point | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,474 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vinyl Windows | | |

Inclusions: none

NO CONDO FEES | DOUBLE DETACHED GARAGE | TURN-KEY PERFECTION? | HIGH END RENOVATIONS? THROUGHOUT | BRAND NEW LANDSCAPING - Welcome to 120 Southpoint Court SW. A rare and remarkable find tucked into one of Airdrie's most desirable and tight-knit communities. Homes on this peaceful street seldom come up for sale, and this one stands out in every way. With no condo fees, a full double detached garage, and nearly 1,500 sq ft of beautifully maintained living space, this townhome offers exceptional value and everyday ease. From the moment you arrive, the charming Craftsman-style exterior and covered front porch set a warm and welcoming tone. Step inside to a spotless interior, freshly painted in soft neutral tones with brand new carpet throughout the upper level. The open main floor is light-filled and functional, anchored by a modern electric fireplace in the living room and a stylish kitchen featuring rich cabinetry, quartz counters, a central island, and stainless steel appliances. A spacious dining area makes everyday meals or casual gatherings effortless and inviting. Upstairs, you'll find three comfortable bedrooms, including a peaceful primary retreat with an expansive walk-in closet and private ensuite. The upper hallway offers thoughtful built-in shelving, and the full basement is a blank canvas, already roughed in for a future bathroom and ready for your personal touch. Out back, enjoy your sunny fenced west-facing yard and a full-sized detached garage with plenty of room for two vehicles, bikes, tools, and storage. The location is ideal: steps to Southpoint Park, playgrounds, and pathways, and within walking distance to the new St. Veronica School, Northcott Prairie School, and the growing Southpoint Station shopping plaza. Plus, with quick access to 40th Ave and Highway 2, your Calgary commute is

a breeze. Whether you're upsizing, downsizing, or buying your first home, this one feels just right. Move-in ready and packed with value. Call your preferred REALTOR and book your showing today!