



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**329 South Point Green SW
Airdrie, Alberta**

MLS # A2225660



\$574,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, See Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

AMAZING LOCATION & ACROSS FROM PARK & STEPS TO NORTHCOTT K-8 SCHOOL Welcome to your dream home in the vibrant community of South Point, where this stunning detached home is perfectly situated directly across from a beautiful park, green space & tennis courts! From the moment you arrive, you'll love the cozy, covered veranda—ideal for soaking up sunny evenings and watching your kids play just steps away. This once-in-a-lifetime opportunity is only minutes from all levels of schools, shopping, recreation, and every amenity you need. Inside, you'll find functional space designed for modern living, featuring an open-concept living room with large north-facing windows that frame the picturesque park views and flood the space with natural light. The chef's kitchen is a true standout with stainless steel appliances, sparkling Quartz countertops that continue through all bathrooms, ample cabinetry, a spacious pantry, and a large center island that's perfect for cooking, entertaining, or everyday meals. The main floor also includes a convenient 2-piece powder room and access to your private backyard and garage. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite complete with a full 4-piece ensuite and walk-in closet, while the additional two bedrooms offer flexibility for a growing family, home office, or guest room—plus a full 4-piece bathroom to serve them. Step into the backyard and you're welcomed by a massive rear deck and plenty of green space, with flower plots, a cheerful cherry tree, and low-maintenance landscaping designed for full family gatherings and late-night BBQs. The spacious double detached garage, located at the rear of the home with paved lane access, adds everyday convenience and storage.

Downstairs, the unfinished basement is a blank canvas ready for your vision, with a bathroom rough-in and two large windows offering endless potential. Don't miss your chance to make this one-of-a-kind townhome yours—book your private showing today!