



GRASSROOTS
REALTY GROUP

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220 South Point Park SW
Airdrie, Alberta

MLS # A2226492



\$514,900

| | | | |
|------------------|--|---------------|------------------|
| Division: | South Point | | |
| Type: | Residential/Four Plex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,056 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Faces Rear | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Views | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 321 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) | | |

Inclusions: wood pipe shelving in bedroom

Your new home awaits here in this beautifully upgraded townhome in the popular SOUTH POINT SQUARE project from Vesta in the wonderful master-planned community of South Point. This gorgeous 3-storey end unit offers 4 bedrooms & 3.5 bathrooms, designer kitchen with quartz countertops, laminate floors & an attached 2 car garage for your exclusive use. Stunning open concept floorplan featuring the expansive living room with sleek electric fireplace & oversized balcony with views of the park, sun-drenched dining room with South-facing windows & fully-loaded kitchen with large centre island, quartz counters & subway tile backsplash, custom cabinetry & stainless steel appliances from Whirlpool & Samsung. Top floor boasts 3 great-sized bedrooms & 2 full bathrooms – highlighted by the South-facing primary bedroom with walk-in closet & ensuite with quartz-topped double vanities & walk-in shower. Between the bedrooms is another full bathroom with quartz counters & laundry with stacking LG washer & dryer. On the ground floor, there is another bedroom & bathroom with shower, & would also make a great home office, exercise room or another living room. Prime location in this Southwest Airdrie neighbourhood within walking distance to Northcott Primary School, stormwater pond with winding walking trails & the community park with playground, tennis courts, sports field & gazebo. Quick & easy access to 40th Avenue means to the West, Cooper's Town Promenade is just a hop, skip & away…with its open-air stage & firepit, restaurants, offices & wide variety of shopping (anchored by Save-On-Foods & Shopper's Drug Mart). And to the East is all the shopping, restaurants & services at the Sierra Springs Shopping Centre & QE2 to take you South to Cross Iron Mills, Calgary & beyond!

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