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## 220 South Point Park SW Airdrie, Alberta

MLS # A2226492

Views



\$499,900

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,				

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!