



GRASSROOTS
REALTY GROUP

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25 South Point Manor SW
Airdrie, Alberta

MLS # A2232186



\$500,000

Division:	South Point		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,640 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: Furniture is negotiable

Step into a fresh chapter in this bright, beautifully designed CORNER/END-UNIT townhome with no condo fees. This thoughtfully crafted end unit offers over 1,600 sq ft of style and space, with 3 bedrooms, 2.5 bathrooms, and a versatile main-floor den that works as a home office, gaming lounge, or quiet reading nook. The kitchen is the real showstopper: light grey cabinetry, quartz counters, stainless steel appliances, and a chimney hood fan with full-height backsplash—all anchored by a massive island perfect for breakfast rushes or casual wine nights. Oversized windows flood the open living and dining areas with natural light, and the spacious balcony makes outdoor lounging and grilling easy. Upstairs, the primary suite is airy and calm with generous closet spaces and a sleek ensuite featuring dual vanities and a glass walk-in shower. Two more bedrooms and another full 5-piece bathroom with double sinks round out the top floor—ideal for kids, guests, or a dedicated work-from-home setup. A stylish powder room on the main living floor adds extra function, and the oversized attached garage (with bonus driveway parking) takes care of storage and convenience. Located near future commercial amenities, parks, schools, and commuter routes—including quick access to CrossIron Mills and Deerfoot—this home is a smart move for buyers looking for style, functionality, and long-term value.