



**GRASSROOTS**  
REALTY GROUP

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**461 South Point Glen SW**  
**Airdrie, Alberta**

**MLS # A2238876**



**\$609,700**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Stone Counters, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-L

**Utilities:** -

**Inclusions:** None

**\*\*EXCITING DISCOVERY IN SOUTH POINT\*\***~Cruising into this FABULOUS FAMILY NEIGHBOURHOOD, you pass the NEW & MODERN K&ndash;8 Northcott Prairie School, then spot the LIVELY South Point Green Playground, complete with BBQs, basketball, tennis, floor hockey, and play structures&mdash;the EXCITEMENT builds. As you pull up to this PICTURE-PERFECT Craftsman-style home, your heart skips a beat. Step inside and be immediately drawn to the GLEAMING stone countertops and open-concept living space that feels both WARM and STYLISH&mdash;this is THE ONE. Glance outside and you&rsquo;ll love the PRIVATE backyard, offering plenty of room for the kids to run and play. No more scraping windows&mdash;this home comes with your very own double garage! Upstairs, discover SPACIOUS kids&rsquo; bedrooms and a SPRAWLING primary retreat that delivers COMFORT & CALM. The fully finished basement offers a LARGE family room, PERFECT for movie nights, plus a QUIET home office for your work-from-home days. And GREAT NEWS&mdash;this home will be freshly repainted inside, giving you a crisp, clean start the moment you move in. Whether you&rsquo;re upsizing, relocating, or just DREAMING of a FRESH START, this is a BRIGHT, BEAUTIFUL OPPORTUNITY you don&rsquo;t want to miss. All of this can be yours for just \$30,485 down & \$3,198.12 per month (O.A.C.). Join us for an open house every day&mdash;confirm times and come see your NEW HOME!