



GRASSROOTS
REALTY GROUP

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

MLS # A2238876



\$609,700

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	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–8 Northcott Prairie School, then spot the LIVELY South Point Green Playground, complete with BBQs, basketball, tennis, floor hockey, and play structures—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—this is THE ONE. Glance outside and you’ll love the PRIVATE backyard, offering plenty of room for the kids to run and play. No more scraping windows—this home comes with your very own double garage! Upstairs, discover SPACIOUS kids’ 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—this home will be freshly repainted inside, giving you a crisp, clean start the moment you move in. Whether you’re upsizing, relocating, or just DREAMING of a FRESH START, this is a BRIGHT, BEAUTIFUL OPPORTUNITY you don’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—confirm times and come see your NEW HOME!