



GRASSROOTS
REALTY GROUP

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302 South Point Square SW
Airdrie, Alberta

MLS # A2247668



\$418,500

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,582 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV mount, all attached shelving except gold shelf in bathroom

This stunning townhouse is perfectly situated within the complex facing the courtyard with visitor parking right out front. What makes this property exceptional is the fact that the front part of the tandem garage has been transformed into a permitted living space that can be used as a personal studio/office space. Heading upstairs, you'll discover that this home has been dramatically improved with exceptional design touches. From floating shelves, to upgraded lighting, this home is not your typical cookie cutter property. The built-in office nook is a great creative space, and the living room with a corner fireplace is where you'll cozy up in the evenings. The kitchen has everything you need with stone counters, a central island and stainless steel appliances. A deck off the living area is a great spot for a morning coffee or gathering with friends. An adorable 2 piece bath complete this level. Upstairs, you'll find a spacious primary suite with a walk-in closet and a spacious 4 piece ensuite that includes a large vanity with dual sinks and a tiled oversized shower. Two additional bedrooms, a 4 piece bath and upper laundry complete the top floor. The attached garage fits one vehicle with space for storage. There is also a driveway that can fit an additional vehicle. This is a pet friendly complex subject to board approval. Condo fees are very reasonable at \$245/month and allow for low maintenance living with snow removal and landscaping included. Great access to shopping, schools, a dog park and walking paths!