



GRASSROOTS
REALTY GROUP

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113 South Point Court SW
Airdrie, Alberta

MLS # A2256358



\$474,900

Division:	South Point		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	2,050 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Washer/dryer, window coverings, alarm system components

EXCEPTIONAL END UNIT in Airdrie's sought after community of South Point. This stunning 3-level townhouse offers over 2000 sq. ft. of contemporary living with a floorplan designed for both comfort and functionality. The main level features a spacious flex room, perfect for a home office, gym or rec room. Upstairs, the heart of the home is a chef inspired kitchen, showcasing a large island, quartz countertops, and plenty of cabinetry to meet all your storage needs. The open- concept layout flows seamlessly into the dining room and living areas, ideal for entertaining. The primary bedroom is a private retreat with dual sinks in the spa-like ensuite. Laundry is conveniently located on the upper level, making daily living effortless. Situated in an amenity-rich neighbourhood, this home is close to schools and everyday essentials-providing the perfect balance of lifestyle and location.