



GRASSROOTS
REALTY GROUP

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675 South Point Heath SW
Airdrie, Alberta

MLS # A2264158



\$475,000

Division:	South Point		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,458 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Welcome to this immaculate 3-bedroom, 2.5-bath, three-storey corner unit home that offers modern comfort, style, and convenience in every detail. This non-condo property is covered by new home warranty and showcases beautiful bright windows throughout, filling each space with natural light. The entry level features a versatile office or den with a large window—perfect for working from home or creating a quiet reading nook—along with access to a single attached garage and driveway for added convenience. The open-concept main floor is designed for both living and entertaining, with vinyl plank flooring, stunning quartz countertops, and a contemporary kitchen that blends functionality with elegance. Upstairs, you’ll find three spacious bedrooms, including a serene primary suite with a double vanity and plush carpeted bedrooms for added comfort. Enjoy your morning coffee on the private balcony, or unwind outdoors in your small side yard and large front yard, offering rare outdoor space for a home of this style. Perfectly located right beside Northcott Prairie Elementary School, and just steps from pathways, parks, and amenities, this home delivers the ideal balance of community and convenience.