



GRASSROOTS
REALTY GROUP

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

MLS # A2270746



\$599,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

OPEN HOUSE SAT NOV 15 1-3PM. Fully upgraded and lovingly maintained, this home features NINE foot ceilings (main floor), quartz countertops throughout and a side entry to the fully developed basement which features a cozy family room with wet bar, a den/office, a bedroom, 4-piece bathroom and could be easily modified to make a fully self-contained suite. You will love the open concept main floor plan. Upstairs, the master bedroom has a spacious ensuite, walk in closet and the additional bedrooms are big enough for your growing family. The home features a SOLAR energy system and CENTRAL A/C! The sunny SOUTH-facing deck and back yard rounds out this perfect home. Enjoy the convenience of your OVERSIZED detached double garage featuring HEAT AND COOLING and a separate panel. Located in Airdrie's desirable South end, you're just STEPS from Northcott Prairie School, parks, tennis and basketball courts, and an off-leash dog park. Quick access to Calgary makes commuting simple, while everything you need is right at your doorstep.