



GRASSROOTS
REALTY GROUP

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117 South Point SW
Airdrie, Alberta

MLS # A2274123



\$529,900

Division:	South Point		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,791 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this No Condo Fees townhouse, corner lot in the heart of Airdrie.! Discover exceptional value in this 2022-built centre-unit row townhouse, combining modern design, energy efficiency, and an unbeatable location. . This corner unit offers bright, neutral interior and low-maintenance laminate flooring to create a fresh, contemporary feel throughout the open-concept main floor. At the entrance, you're welcomed with an open floor plan, with a den, a large living area, a separate dining area, and a large kitchen with stainless steel appliances. The impressive kitchen features quartz countertops, stainless steel appliances, ample cabinetry, and plenty of workspace—perfect for both daily use and entertaining. Backyard is equipped with a large concrete patio and a double detached garage, perfect for your winter escape. The upper level is thoughtfully designed with three generous bedrooms, a convenient laundry room, and a versatile office perfect for home working individuals. The primary suite overlooks a beautifully maintained green space and includes a walk-in closet and a private 4-piece ensuite. Two additional bedrooms are served by a full main bathroom. The semi-finished basement provides excellent potential for future development, A standout feature is the detached, insulated double garage paired with a double parking pad.