



**785 Southpoint Gate SW
Airdrie, Alberta**

MLS # A2285182



\$489,900

Division:	South Point		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to South Point in Airdrie – NO CONDO FEES and incredible value! This beautifully maintained home offers an open-concept main floor with impressive 9-foot ceilings, creating a bright and spacious atmosphere perfect for everyday living and entertaining. The modern kitchen features elegant quartz countertops, ample cabinetry, and seamless flow into the dining and living areas. Upstairs, you'll find 3 generously sized bedrooms and 2 full bathrooms, along with a dedicated, oversized storage area – a rare and highly functional bonus space! The unfinished basement is clean and ready for your future development ideas, offering excellent potential to customize and add value. Step outside to enjoy the fully fenced backyard – ideal for pets, kids, and relaxing summer evenings. Parking is convenient with space for 2 vehicles in the rear plus plenty of street parking for guests. Located within walking distance to school, scenic walking paths, green spaces, and a dog park, this home is perfectly positioned for active families. Enjoy quick access to Coopers Promenade for shopping and amenities, and reach Deerfoot Trail in just 3 minutes for an easy commute to Calgary. A fantastic opportunity to own in one of Airdrie's most desirable communities – book your showing today!