



GRASSROOTS
REALTY GROUP

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**229 South Point Park SW
Airdrie, Alberta**

MLS # A2287375



\$469,990

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,547 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Combination, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

PRICE REDUCTION!!!! Welcome to this impeccably maintained townhouse in the highly sought-after SouthPoint Park community of SW Airdrie. Offering 3 bedrooms, 2.5 bathrooms, and a versatile lower-level flex space, this residence seamlessly blends modern style, thoughtful design, and everyday comfort. Step inside to a bright, open-concept layout designed for both functionality and elegance. The lower level features a spacious flex area—ideal for a home office, fitness studio, media room, or play space—providing flexibility to suit your lifestyle needs. The main level showcases beautiful vinyl plank flooring throughout and an effortless flow between living spaces. At the heart of the home is a stunning white kitchen accented with striking black finishes. Designed with both form and function in mind, it features a generous centre island, sleek stainless steel appliances, quartz countertops, and a dramatic full-height tile backsplash. Ample cabinetry and counter space make this kitchen perfect for everyday living and hosting gatherings alike. Across from the kitchen is a spacious dining area with direct access to a private balcony—an inviting extension of your living space. Adjacent, the comfortable and well-proportioned living room offers the perfect setting to relax or entertain. A convenient powder room completes this level. On the upper level, the primary suite provides a private retreat, complete with a 3-piece ensuite. Two additional well-sized bedrooms, a full bathroom, and the convenience of upper-level laundry complete the upper floor. The attached double garage offers both practicality and additional storage, while the spacious balcony creates an ideal outdoor escape for morning coffee or evening relaxation. Ideally located just steps from schools, playgrounds, and everyday amenities, this home presents an exceptional opportunity for families

and modern buyers alike. With its strategic location, thoughtful layout, and outstanding value, this turnkey residence delivers comfort, convenience, and lifestyle in one exceptional package. Don't miss your chance to make this property your own — schedule a private showing or connect for early access today!???