



112 South Point Court SW
Airdrie, Alberta

MLS # A2288970



\$499,000

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,299 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating: High Efficiency, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Veneer, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: Hot tub is negotiable, Shelving in basement included

NO CONDO FEES - 2300 SF PLUS 834 SF UNFINISHED BASEMENT - END UNIT - UNIQUE MASSIVE 24'X21' UPPER BONUS ROOM WITH BALCONY - PRIVATE BACKYARD WITH HOT TUB - DETACHED DOUBLE GARAGE - - LARGEST TOWNHOUSE ON THE MARKET - Family need more room to grow? This beautifully designed END UNIT townhome delivers with 2,300 sq. ft. of developed living space, plus an additional 834 sq. ft. in the unfinished basement — offering the potential for more than 3,100 sq. ft. of total space. Best of all, there are NO CONDO FEES. With its UNIQUE DESIGN, offering Stand-out Features including a double detached garage — Traditional 2 Story layout with a MASSIVE UPPER BONUS ROOM on the entire 3rd level with it’s own balcony — 3 bedrooms — 2.5 baths — Ability to add an extra bedroom & bath in the 834 SF basement. The bright, open-concept main floor is perfectly suited for everyday family living. Relax by the cozy electric fireplace in the great room, or gather in the stylish kitchen featuring quartz countertops, stainless steel appliances, and a central island with seating. The dining area provides plenty of space for family meals and entertaining, while a convenient half bath & main floor laundry completes the level. Upstairs, the large primary suite offers a peaceful retreat with a walk-in closet and private three-piece ensuite. Two additional bedrooms and a full bathroom ensure comfort and space for the whole family. The showstopper is the impressive upper bonus room — a sprawling, light-filled space ideal for movie nights, a playroom, home office, or teen lounge. Double doors lead to a charming private balcony, perfect for morning coffee or unwinding in the evening. The unfinished basement provides excellent potential for future development or generous

storage space. Outside, enjoy your own private oasis with a full-length deck, privacy wall, fenced yard, and a double detached garage to keep vehicles secure year-round. Situated on a quiet street close to schools, parks, ponds, playgrounds, and everyday amenities, this home truly offers the complete package — space, style, and flexibility for years to come. Click on [Floor Plans & Media Walkthrough](#)