



GRASSROOTS
REALTY GROUP

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**409 South Point Lane SW
Airdrie, Alberta**

MLS # A2304977



\$439,899

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,678 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY APRIL 26 IS CANCELLED Don't miss this one! Double wide attached garage and backing south to a beautiful green space/park. Welcome to South Point Lane. This modern 3-bedroom end unit townhome has a lot to offer. It starts with the main level flex space that could be utilized as a home office, gym, or whatever you decide. The main living area is highlighted by the modern and bright open floor plan. Stylish vinyl plank floor stretches through this level. The sleek gourmet's kitchen is complete with quartz countertops, large island, ample amounts of cabinets, pantry, modern stainless-steel appliance, plus a beautiful tile backsplash. Adjacent dining nook will accommodate a large table. The spacious open living room is the perfect place to unwind and offers sliding patio doors out to the oversize south facing balcony. Enjoy sunny days and warm nights overlooking the lush green space. Three bedrooms up include the primary suite featuring a walk-in closet plus a second closet. The private ensuite bath features a separate walk-in shower and quartz countertops. Convenient second floor laundry. A matching full bath completes this level. This bustling location is minutes to all levels of schools, eclectic dining options, coffee shops, shopping, and an off-leash dog park. This turn key townhome definitely stands out in the crowd!