



**767 SOUTH POINT Heath SW  
Airdrie, Alberta**

**MLS # A2184616**



**\$499,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** NONE

BRAND NEW | NO CONDO FEE | CORNER UNIT TOWNHOUSE | 3 BEDROOMS + DEN | 2.5 BATHROOMS | ATTACHED GARAGE | THIS MIGHT BE THE BEST UNIT IN THE BLOCK!! This home sits on a CORNER LOT .Welcome to This remarkable abode seamlessly harmonizes modern contemporary, country farmhouse, and craftsman influences, resulting in a truly one-of-a-kind home. The heart of this sanctuary lies within its luminous and inviting kitchen, boasting stainless-steel appliances and a generously sized ISLAND with Stone Countertops, upgraded backsplash, DUAL COLOURED CABINETS perfect for hosting family gatherings and culinary escapades. Bathed in natural light due to extra windows, the living and dining areas offer cheerful ambiance, complemented by an inviting balcony, ideal for soaking in the fresh air and summer barbecues. The primary suite serves as a tranquil retreat, featuring ample space, an ensuite adorned with exquisite tiles and fixtures. TWO Secondary bedrooms offer extra space for young ones.Venture to discover a versatile main level office, play room or flex area , adaptable to suit your lifestyle needs. Entertaining is effortless in this stylish haven.This home comes with a main floor powder room and the spacious garage, coupled with additional driveway and street parking, ensuring ample parking space . This home has it all with convenience of NO CONDO FEE. This Location is close to Schools,Parks,Dog Park,Pond,New HWY EXIT,Upcoming and existing retail as well as Costco and Crossiron Mall.Great for First time home buyers/Down sizers/Investors !!