



**41 South Point Manor SW**  
**Airdrie, Alberta**

**MLS # A2192850**



**\$489,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	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	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-BTB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Window blinds

CHECK OUT THE CINEMATIC VIDEO TOUR&mdash; Best deal in Airdrie right now-Not Your Typical NO CONDO FEE Townhouse, LOADED WITH LOTS OF EXTRAS - A MUST SEE! This stunning 2023-built, EAST-facing CORNER unit offers 1,600+ sq. ft. of modern living space, featuring 3 BEDROOMS, A SPACIOUS DEN, AND 2.5 BATHROOMS&mdash;all with no condo fees. Designed for maximum comfort and functionality, this home boasts an oversized ATTACHED garage, EXTRA windows for abundant natural light, a FULLY FENCED corner yard for added privacy, WINDOW BLINDS, and much more. The main level greets you with a spacious foyer, a bright den perfect for a home office or guest space, and direct access to the OVERSIZED GARAGE. The heart of the home steals the show&mdash;a MASSIVE upgraded kitchen featuring quartz countertops, a high CFM CEILING-HEIGHT hood fan, stainless steel appliances, a HUGE island, and ample storage, seamlessly connecting to the open-concept living and dining areas. A HUGE living room and a powder room complete this level, while the covered balcony with a BBQ gas line provides the perfect outdoor retreat for year-round enjoyment. The upper level boasts a LUXURIOUS primary suite with LARGE windows, his and her closets, and a spa-like ensuite featuring DUAL sinks and a standing shower. Two additional well-sized bedrooms with EXTRA windows ensure plenty of natural light, while the secondary full bathroom also comes with DUAL sinks and a tub, adding convenience. A LAUNDRY area with a front-load washer/dryer is thoughtfully placed on this level for easy access. Located in a PRIME Airdrie neighborhood, this home offers extra parking, unmatched privacy, and quick access to schools, parks, shopping centers, grocery stores, easy access to Deerfoot Trail, and the

upcoming 50-acre South Point Village commercial complex, offering incredible value. Whether you're a first-time buyer, growing family, or savvy investor, this is a MUST-SEE opportunity—schedule your private showing today before it's gone.