



GRASSROOTS
REALTY GROUP

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**648 South Point Heath SW
Airdrie, Alberta**

MLS # A2197578

\$749,900



Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Irregular Lot, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Amazing opportunity to own a unique new custom home on a 6,100 sq ft lot (double lot) in South Point! This Never Occupied home is custom-built by 2022 & 2023 BUILD Award Winner, Vesta Properties. This beautiful 2 storey spacious home has 3 bedrooms in total, a bonus room and a flex room and over 20k in high-end upgrades. The open concept home has an inviting foyer & large flex room in the front of the home leading into a spacious living room, custom kitchen, huge center island, S/S appliances, built-in microwave, gas range, range hood & spacious dining area. The upper level offers an enormous primary bedroom retreat with deluxe 5pc en-suite, dual sink, free standing tub, separate tiled shower & a large walk-in closet, 2 more bedrooms, a bonus room which could easily be turned into a fourth bedroom, 4pc bathroom and a generous sized laundry room completes this level. The unfinished 1024 Sq. Ft. basement is ready for your design, the possibilities are endless from a rumpus room area, an area for a wet bar/kitchenette, 2 good size bedrooms, full bathroom, with a poured concrete walkway to the separate side entrance & a big mechanical/storage room. This property has features like kitchen cabinets to the ceiling, oversized island, premium quartz all through the house, huge windows allowing lots of natural light, 9' ceilings on the main floor & basement, upgraded lighting package, unique outside elevation and color scheme, sloped roof lines & more. This community features are an Elementary School, numerous play areas, basketball court, tennis court, green space pathways, walking distance to the new South Point commercial area & a lot more. Call to book your private viewing today!