



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2200828**



**\$429,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 295
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	Blinds		

Situated in the sought-after South Point community, this stunning townhome boasts 1,670 square feet of thoughtfully designed living space. Enjoy serene views of the park from your private patio, and take advantage of all the park has to offer: tennis and basketball courts, a playground, picnic areas, and expansive green spaces—perfect for both kids and adults to relax or stay active! The entry-level includes a flexible den, ideal for an office, gym, or hobby space, along with direct access to the double attached garage, which provides extra storage and keeps your car cozy during cold winters. The bright, open-concept main floor is designed to impress, with large windows filling the space with natural light and a layout that makes entertaining effortless. The modern kitchen is a chef's dream, featuring sleek white cabinets, Quartz countertops, stainless steel appliances, and a large island. There's also a spacious dining nook for family meals or gatherings, along with a comfortable living room. Plus, a convenient half bath is located on this level. On the upper level, you'll find two exceptionally spacious primary bedrooms, each with its own private ensuite bathroom for ultimate comfort and privacy. The laundry area is also conveniently located on this floor. This townhome is perfectly positioned near schools, walking paths, and amenities. With the new 40th Ave overpass, commuting to Calgary or visiting Cross Iron Mills mall is a breeze. With unbeatable features in a prime location, this home is truly a must-see. Schedule your showing today before it's too late!