



GRASSROOTS
REALTY GROUP

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

MLS # A2212269



\$524,888

Division:	South Point		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,604 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	NA
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Welcome to this awesome brand new, no condo fee corner unit townhome! This place has it all—3 bedrooms, 2.5 bathrooms, and a flexible den space, with a unique mix of modern, farmhouse, and craftsman style that really makes it stand out. One of the best parts? It's a west-facing unit with a west-facing balcony, so it gets tons of natural light all day long. Bright, sunny, and super welcoming from morning till evening. The kitchen is a total highlight—with stainless steel appliances, a big island with quartz countertops, and a stylish upgraded backsplash. Whether you're cooking up a storm or just having a laid-back brunch, it's a great space to hang out. The open living and dining areas are full of light and flow right out to the balcony—perfect for grabbing some fresh air or firing up the BBQ in the summer. Upstairs, the primary suite is spacious and calming, with a beautifully tiled ensuite. You'll also find two more good-sized bedrooms for family, guests, or even a home office setup. Downstairs has a flexible den that works great as a playroom, office, or whatever else you need. There's also a stylish powder room upstairs and a spacious garage with extra driveway parking for your guests. All of this with no condo fees, plus a super convenient location close to schools, parks, ponds, a new highway exit, and plenty of shopping—including CrossIron Mall. Whether you're a first-time buyer, downsizer, or investor, this home checks all the boxes.