



GRASSROOTS
REALTY GROUP

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144 South Point Court SW
Airdrie, Alberta

MLS # A2320621



\$509,000

Division:	South Point		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Floating shelves, TV mounts, Fire pit and string lights in backyard.

Come see this incredible END unit townhome with NO CONDO FEES in a prime location that has quick access to the highway, schools, paths, and parks! This home has so much to offer, you will fall in love the minute you step foot inside. The main floor is bright and modern with an OPEN CONCEPT floor plan. A spacious dining room greets you along with high ceilings and laminate flooring flowing throughout. The kitchen is the heart of this home, with a massive island featuring QUARTZ counters, stainless steel appliances (new fridge and microwave hood fan) , and tons of cabinet space, plus a large PANTRY! The living room features a built-in electric fireplace with a modern mantel and easily fits a huge sectional for the whole family to enjoy a movie night together! The two-piece bathroom is located at the back, along with storage space and access to your beautiful WEST-facing backyard that has the perfect mix of deck, green space, a privacy wall, and plenty of trees that will grow and add even more future privacy. Plus, don't forget the DOUBLE DETACHED GARAGE with paved alley! Back inside, upstairs you will find two well-sized bedrooms, a four-piece bathroom with a deep tub and quartz counters, and a large primary bedroom with a stunning bench window, TWO closets (one being a walk-in), and a 4 piece ensuite. You also have a gorgeous laundry room complete with a barn door! Downstairs you have a functional rec room, with a fourth bedroom, and the rough-in and framing done to add a fourth bathroom (making it an ensuite - perfect for guests). This home also includes CENTRAL AIR CONDITIONING for the hot summer days ahead! This one truly checks all the boxes, so make sure you book your showing TODAY!