



GRASSROOTS
REALTY GROUP

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**224 South Point Greenway SW
Airdrie, Alberta**

MLS # A2321452



\$485,000

Division:	South Point		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

| OPEN HOUSE SATURDAY, JUNE 20 FROM 2-4 PM | Welcome to 224 Southpoint Greenway in Airdrie!! This beautifully kept 2 storey NO CONDO FEE townhome offers 3 BEDROOMS, 2.5 BATHROOMS, and a layout that just makes sense. You will love the MODERN FINISHES throughout including LVP flooring, STONE COUNTERS, stainless steel appliances, built in microwave, and custom BUILT IN SHELVEING that adds both style and function. The real standout here is the location. The front of the home looks directly onto a BEAUTIFUL GREENSPACE with a PLAYGROUND and plenty of room for kids to run and play safely. Imagine sitting on your front patio with your morning coffee while keeping an eye on the kids. This is a setup families dream about!! Out back you have a quaint SOUTH FACING YARD perfect for relaxing or summer evenings, plus a DOUBLE DETACHED GARAGE that is fully drywalled and insulated with R40. There is also UPGRADED ELECTRICAL already in place for a heater or EV charging. This home was built with efficiency in mind. HARDIE BOARD siding on the front of the home, upgraded spray foam insulation on the exterior walls, R60 in the attic, and R40 in the garage all help keep those energy bills in check!! The basement is unfinished with ROUGH INS already done and ready for your future plans. And one of the biggest wins here... NO CONDO FEES!! Located close to schools, shopping, and with easy access to Highway 2 without feeling like you are right beside it, this home checks all the boxes. Incredibly well kept, thoughtfully upgraded, and in a location that is tough to beat. This is one you do not want to miss!!