



GRASSROOTS
REALTY GROUP

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152 South Point Court SW
Airdrie, Alberta

MLS # A2330174



\$494,900

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,935 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	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, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

Inclusions: N/A

NO CONDO FEES - 1935 SF ABOVE GRADE - UNIQUE MASSIVE 21'10X15'5 UPPER BONUS ROOM WITH BALCONY - NEW AC UNIT - PRIVATE BACKYARD - DETACHED DOUBLE GARAGE. A rare opportunity to own a thoughtfully designed townhome that offers the perfect combination of space, style, and future potential—all with NO CONDO FEES. This beautifully appointed home features 1,935 sq. ft. of developed living space, plus an additional 634 sq. ft. in the unfinished basement. With its unique design and standout features, this home offers a double detached garage, covered front veranda, traditional 2-storey layout, a massive upper bonus room spanning the entire third level with its own private balcony, 3 bedrooms, 2.5 bathrooms, the ability to add an additional bedroom and bathroom in the basement, and a brand new central air conditioning unit. The bright, open-concept main floor with 9-foot ceilings is perfectly suited for everyday family living. Relax by the cozy electric fireplace in the great room, or gather in the stylish kitchen featuring quartz countertops—which continue throughout all of the bathrooms—upgraded LG stainless steel appliances with a gas stove, a spacious side pantry, and a large central island with seating. The dining area provides plenty of space for family meals and entertaining, while a convenient half bath and main floor laundry complete the level. Upstairs, the large primary suite offers a peaceful retreat with a walk-in closet and a private four-piece ensuite. Two additional bedrooms and a full bathroom ensure comfort and space for the whole family. The true showstopper of the home is the impressive upper bonus room—a sprawling, light-filled space ideal for movie nights, a playroom, home office, games room, fitness area, or teen lounge. Double doors lead to a charming private balcony,

perfect for enjoying your morning coffee or unwinding in the evening while taking in the beautiful neighborhood views. The unfinished basement provides incredible potential for future development, with plenty of space to add an additional bedroom and bathroom while still offering room for a recreation area, home gym, or generous storage. Outside, enjoy your own private oasis with a full-length deck, privacy wall, fenced yard, and a double detached garage to keep your vehicles secure year-round. Situated on a quiet street close to schools, parks, ponds, playgrounds, and everyday amenities, this is more than just a home—it's a property designed to grow with you, offering exceptional flexibility, thoughtful design, and the space your family will appreciate for years to come.