



GRASSROOTS
REALTY GROUP

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157 South Point Court SW
Airdrie, Alberta

MLS # A2330595



\$485,000

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,865 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this bright and beautiful end unit townhome offering three levels of thoughtfully designed living space in an unbeatable location. With extra windows throughout, this home is filled with an abundance of natural light, creating a warm and inviting atmosphere. The versatile main floor includes an additional room that makes an ideal home office, guest bedroom, or flex space to suit your lifestyle, while the double attached garage provides secure parking and extra storage. On the 2nd Level, you'll find spacious living areas designed for comfort and functionality. The heart of the home is the stylish kitchen, featuring a large centre island with ample storage in it, perfect for meal preparation, entertaining, or gathering with family and friends. A large deck allows you to enjoy the morning sun while you sip your coffee. Stay comfortable year round with the added convenience of central air conditioning. Step outside and enjoy an exceptional community offering parks, tennis courts, basketball courts, picnic areas, and a local school within walking distance, it's perfect for families and active lifestyles. Commuters will appreciate the quick access to Highway 2, while shopping, dining, and entertainment are just minutes away at CrossIron Mills Mall. Whether you're a first-time buyer, growing family, or investor, this move in ready townhome combines modern comfort, convenience, and an outstanding location you'll love to call home. Call your favourite Realtor today to book your private viewing.