



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

81 South Point Manor SW
Airdrie, Alberta

MLS # A2339285



\$420,000

Division:	South Point		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,523 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: None

Welcome to this beautifully maintained & thoughtfully designed freehold townhome with NO CONDO FEES, ideally positioned on a quiet street within the sought after community of South Point. Offering the space, style & flexibility many buyers want when moving beyond a condo, yet without the maintenance demands of a detached home, this exceptional residence delivers an impressive combination of comfort, functionality & value. The spacious entry level provides direct access to the oversized heated single attached garage, offering excellent room for storage, a mechanical area, bikes, seasonal items & everyday essentials. The main living level is bright, open & exceptionally well designed for both everyday living & entertaining. Durable luxury vinyl plank flooring extends throughout the principal areas, while oversized windows bring an abundance of natural light into the home. The spacious living room provides a comfortable gathering space, with patio doors opening onto your private balcony, an ideal spot for morning coffee, evening drinks or summer BBQs. At the heart of the home, the contemporary kitchen combines style & practicality with quartz countertops, stainless steel appliances, full height tile backsplash, abundant cabinetry, and an impressive centre island with breakfast bar seating. The adjacent dining area easily accommodates a full size table, creating an inviting setting for family meals or entertaining friends. A convenient 2 piece powder room completes this level. Upstairs, the generous primary bedroom offers a comfortable retreat with excellent closet space & a private ensuite featuring quartz counters & a modern walk-in shower. A well proportioned second bedroom is ideal for family or guests, while a versatile third room, although without a window & therefore not officially classified as a bedroom, provides excellent

flexibility as a home office, study, hobby room or additional sleeping space when desired. A second full bathroom & convenient upper level laundry complete this floor. Adding to the appeal is freehold ownership with no monthly condo fees, allowing you to enjoy greater ownership control while avoiding the ongoing fees associated with many comparable townhomes. Remaining Alberta New Home Warranty coverage provides additional peace of mind. Beyond your front door, South Point offers an outstanding lifestyle with extensive green spaces, walking paths, playgrounds, basketball & tennis courts, picnic areas, a toboggan hill, off leash dog areas & a scenic pond. Schools, shopping, restaurants, coffee shops & everyday amenities are all close by, while major routes provide convenient access throughout Airdrie, Calgary, the QE II Highway & YYC Airport. Whether you are moving up from a condo, starting a family, need flexible work-from-home space or simply want a modern home without the maintenance of a detached property, this stands apart with its no-condo-fee ownership, attached garage, quality finishes, flexible living space & location. This is it!!