



GRASSROOTS
REALTY GROUP

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105 South Point Manor SW
Airdrie, Alberta

MLS # A2339290



\$465,000

Division:	South Point		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,542 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, On Street, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 105 South Point Manor SW in the sought-after community of South Point! This freehold townhome with NO CONDO FEES offers modern, low-maintenance living across three levels, complete with a single attached garage and remaining Alberta New Home Warranty coverage for added peace of mind. The main level features a welcoming entrance with convenient access to the front attached garage. The second level is the heart of the home, featuring a bright open-concept living space with a modern kitchen showcasing quartz countertops, stainless steel appliances, and ample cabinetry. The kitchen flows seamlessly into the dining and living areas, creating an inviting space for everyday living and entertaining. Step outside onto the private balcony, the perfect spot for morning coffee, BBQs, or unwinding after a long day. A convenient 2-piece bathroom completes this level. The third level offers a versatile den/office, convenient upper-level laundry, two bedrooms, and two bathrooms. The spacious primary bedroom features walk-in closets and a private ensuite with dual sinks and a stand-up shower. An additional full bathroom serves the second bedroom. Located in South Point with easy access to Deerfoot Trail, major roadways, shopping, restaurants, schools, and everyday amenities, this home is an excellent opportunity for first-time buyers, professionals, or anyone looking for stylish, low-maintenance living in a desirable Airdrie community.