



GRASSROOTS
REALTY GROUP

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156 South Point Court SW
Airdrie, Alberta

MLS # A2344282

\$445,000

Division:	South Point		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,714 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Str		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: Play Center in back yard garage door opener, light fixtures,

Welcome Home to South Point with this beautiful family friendly incredible lot, LARGE END LOT, END OF THE BLOCK town home, SIDING ONTO THE PAVED LANE WAY, giving EXTRA OPEN space on three sides. The bright modern open design with NO CONDO FEES is in a prime location with quick access to the highway, schools, parks, paths, pond, and off leash area, as well as covered pavilion/picnic/BBQ areas . The kitchen offers a MASSIVE ISLAND featuring quartz countertops, and loads of cabinetry, plus a PANTRY for added storage. Connected to the kitchen is the living room with big bright windows and an electric fire place for cozy evenings. Completing the main floor is the 2 piece powder room, nicely tucked away by the back door. Outside enjoy the WEST FACING back yard with wood deck area protected by the DOUBLE Detached GARAGE, and kids play center safely fenced in on your LOW MAINTENANCE BACK YARD. Upstairs you can enjoy 3 bedrooms, with the Primary boasting a LARGE WALK IN CLOSET and full 4 piece ensuite, as well as another full 4 piece bath down the hall. On the 2nd level, you also have your laundry room complete with washer and dryer conveniently located in the hallway. There is lots of potential in this home with the FULL BASEMENT, adding extra space for storage and a growing family.