



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

124 South Point Court SW
Airdrie, Alberta

MLS # A2352396

\$489,900

Division:	South Point		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,466 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

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:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

NO CONDO FEES - 2,133 SF FULLY FINISHED - A/C - PRIVATE BACKYARD - DETACHED DOUBLE GARAGE. Offering an exceptional combination of space, functionality, and value, this beautifully designed townhome stands out with NO CONDO FEES and 2,133 sq. ft. of fully finished living space. With 4 bedrooms, 4 bathrooms, a double detached garage, and a versatile layout across two storeys plus a fully finished basement, this home is perfectly suited for families looking for room to grow. With central air conditioning and thoughtful features throughout, it offers the comfort and flexibility today's homeowners are looking for. 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, stainless steel appliances, 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 spacious primary bedroom offers a comfortable retreat with a walk-in closet and a private three-piece ensuite. Two additional bedrooms and a full bathroom provide comfort and space for the whole family. The fully finished basement adds valuable living space and versatility, featuring a fourth bedroom and an additional bathroom. With plenty of room for a recreation area, home gym, media room, or extra storage, this lower level offers endless possibilities to suit your family's needs. Outside, enjoy your own fenced yard and double detached garage, providing private outdoor space and secure parking year-round. Conveniently located on a quiet street close to schools, parks, ponds, playgrounds, and everyday amenities, this is an excellent opportunity to own a spacious, fully finished home with

the added benefit of NO CONDO FEES. With its functional layout, versatile living spaces, and convenient location, this property is ready to welcome its next owners.