

**230 South Point Park SW**  
**Airdrie, Alberta**

**MLS # A2189549**



**\$464,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Tandem		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*Move-in Ready\*\*** 3-Storey Townhouse | Main Level Office | Tandem Double Garage | 3-Bedrooms | 2.5-Bathrooms | High Ceilings | Expansive Living Space | Open Floor Plan | Quartz Countertops | Stainless Steel Appliances | Full Height Cabinets | Recessed Lighting | Barstool Peninsula | Accent Walls | Balcony | Upper Level Laundry | Wide Plank LVP & Plush Carpet Flooring | Tennis Courts | Basketball Courts | Picnic Area | Gazebo | Family Friendly Neighbourhood. Welcome home to your stunning 3-storey townhome boasting 1413 SqFt of developed living space. Open the front door to a main level with an open den which is the perfect space for a home office! Off the den is the interior garage door that connects to the tandem double garage. Walk upstairs to the main level with a beautiful open floor plan, high ceilings, a stunning accent wall and both natural light & recessed lighting. The kitchen is outfitted with quartz countertops, full height cabinets, stainless steel appliances, a dual basin sink, a kitchen island and a barstool peninsula! The kitchen is paired with sliding glass doors that lead to a spacious balcony with a gas BBQ line for the grill master in the family! The open concept dining and living makes this the perfect home to entertain friends and family. This level is complete with a 2pc powder room. Head up to the uppermost level where you're met with a stunning floor to ceiling statement wall with a beautiful design. The primary bedroom is large with a private 4pc ensuite bath that connects through to the walk-in closet. Bedrooms 2 & 3 are both a great size! These share the main 4pc bath with a tub/shower combo and single vanity with storage below. The upper level laundry is a stacked washer/dryer tucked in the hall to not take away any of your living space. The attached tandem double garage has epoxy flooring and holds the utility room. Outside of the garage is space for a

single car to be parked and covered by the deck! This family planned community is loaded with activities! Tennis courts, basketball courts, playground, picnic area, a dog park and a covered gazebo! This home is a minutes walk from Northcott Prairie School and a quick drive to all shopping amenities. Hurry and book a showing at this move in ready townhome today!