

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

MLS # A2226492



\$514,900

Division:	South Point		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,056 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: wood pipe shelving in bedroom

Your new home awaits here in this beautifully upgraded townhome in the popular SOUTH POINT SQUARE project from Vesta in the wonderful master-planned community of South Point. This gorgeous 3-storey end unit offers 4 bedrooms & 3.5 bathrooms, designer kitchen with quartz countertops, laminate floors & an attached 2 car garage for your exclusive use. Stunning open concept floorplan featuring the expansive living room with sleek electric fireplace & oversized balcony with views of the park, sun-drenched dining room with South-facing windows & fully-loaded kitchen with large centre island, quartz counters & subway tile backsplash, custom cabinetry & stainless steel appliances from Whirlpool & Samsung. Top floor boasts 3 great-sized bedrooms & 2 full bathrooms – highlighted by the South-facing primary bedroom with walk-in closet & ensuite with quartz-topped double vanities & walk-in shower. Between the bedrooms is another full bathroom with quartz counters & laundry with stacking LG washer & dryer. On the ground floor, there is another bedroom & bathroom with shower, & would also make a great home office, exercise room or another living room. Prime location in this Southwest Airdrie neighbourhood within walking distance to Northcott Primary School, stormwater pond with winding walking trails & the community park with playground, tennis courts, sports field & gazebo. Quick & easy access to 40th Avenue means to the West, Cooper's Town Promenade is just a hop, skip & away…with its open-air stage & firepit, restaurants, offices & wide variety of shopping (anchored by Save-On-Foods & Shopper's Drug Mart). And to the East is all the shopping, restaurants & services at the Sierra Springs Shopping Centre & QE2 to take you South to Cross Iron Mills, Calgary & beyond!