

**113 South Point Court SW  
Airdrie, Alberta**

**MLS # A2256358**



# \$474,900

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,050 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Washer/dryer, window coverings, alarm system components

EXCEPTIONAL END UNIT in Airdrie's sought after community of South Point. This stunning 3-level townhouse offers over 2000 sq. ft. of contemporary living with a floorplan designed for both comfort and functionality. The main level features a spacious flex room, perfect for a home office, gym or rec room. Upstairs, the heart of the home is a chef inspired kitchen, showcasing a large island, quartz countertops, and plenty of cabinetry to meet all your storage needs. The open- concept layout flows seamlessly into the dining room and living areas, ideal for entertaining. The primary bedroom is a private retreat with dual sinks in the spa-like ensuite. Laundry is conveniently located on the upper level, making daily living effortless. Situated in an amenity-rich neighbourhood, this home is close to schools and everyday essentials-providing the perfect balance of lifestyle and location.