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GRASSROOTS REALTY GROUP

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435 South Point Lane SW Airdrie, Alberta

MLS # A2355718

$429,900

Division:	South Point		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,650 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance La		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 312
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NA

Modern design meets everyday function in this beautifully maintained move-in ready townhouse backing onto an incredible park in the sought-after community of South Point. The covered front patio welcomes you home while an insulated, drywalled, and painted double attached garage offers secure parking and outstanding storage for every season. Tucked away on the entry level, a private den creates the perfect space for working from home, studying or pursuing hobbies, while generous storage keeps coats, shoes and everyday essentials neatly organized. Gather with family and friends in the bright open-concept main floor where durable luxury vinyl plank flooring flows throughout and oversized windows draw in an abundance of natural light. Unwind in the inviting living room as patio doors open to the main level balcony overlooking the greenspace and sports courts creating a peaceful setting for morning coffee or evening barbecues. Preparing meals becomes a pleasure in the beautifully appointed kitchen showcasing quartz countertops, stainless steel appliances, full-height tile backsplash, ample cabinetry and a large center island with breakfast bar seating that naturally brings everyone together. Adjacently, the dining area easily accommodates everything from weeknight dinners to holiday celebrations while enjoying views through oversized windows. Completing this level, a convenient powder room adds everyday practicality for family and guests alike. At the end of the day, retreat to the spacious primary bedroom on the upper level where oversized windows fill the room with natural light and a stylish 3-piece ensuite adds comfort and privacy. Two additional bedrooms share a modern 4-piece bathroom, making the upper level ideal for growing families, guests or flexible living arrangements. Conveniently located on the same floor, the laundry area simplifies daily routines.

Just beyond your property, an impressive park invites an active lifestyle with basketball and tennis courts, playgrounds, picnic areas, walking paths and open green space to enjoy year-round. South Point is a thoughtfully designed master-planned community offering exceptional connectivity with quick access to QE II Highway, the South Transit Terminal, Southpoint Village shopping, restaurants and everyday amenities, making commuting around Airdrie, Calgary and beyond both simple and convenient.

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