

**528 South Point Place SW**  
**Airdrie, Alberta**

**MLS # A2213604**



**\$635,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | South Point   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,910 sq.ft.  | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached                              |               |                  |
| <b>Lot Size:</b> | 0.07 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Silent Floor Joists, Wood Frame   | <b>Zoning:</b>    | R1-L |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | None  |                   |      |

Come live in the fabulous new community of South Point in Airdrie. This home is a short walking distance to Schools, Parks, pathways, 5-minute drive to Highway 2 and shopping. As soon as you walk up to your sunny front porch and enter your home your greeted by 9-foot knock-down ceilings, vinyl plank floors and a wide-open floor plan. The kitchen offers lots of cabinets, Stainless steel appliances quartz countertop plus a huge island with enough room to accommodate four people for breakfast. There is a large dinning room to accommodate those family gatherings and a warm and bright living room that looks out to your covered back deck and yard. There is also an office/Flex room on this level plus a spacious two-piece bath. The top floor offers a large but cozy family room. There are two good size bedrooms plus a primary suite that has a large bright ensuite featuring dual sinks. No need to drag laundry down one or two floors this floor also includes the laundry and a 4-piece bath. The basement is unfinished and awaiting your design expertise. There is also a separate entrance to the basement if you are think of putting in a legal suite. No need to brush the car off in the cold this home also features a double detached garage. Don't let this one get away. Call today to view!