



## 117 Southpoint Manor Airdrie Alberta

\$529,900

Welcome to this brand new, no condo fee corner unit townhome! Featuring 3 bedrooms, 2.5 bathrooms, and a den, this unique home blends modern contemporary, country farmhouse, and craftsman styles to create something truly special. The heart of the home is its bright and welcoming kitchen, complete with stainless steel appliances, a spacious island with stone countertops, and an upgraded backsplash—perfect for family gatherings and culinary adventures. Enjoy delightful breakfasts and relaxed weekend brunches in your own comfortable space. The living and dining areas are bathed in natural light, with an inviting balcony perfect for fresh air and summer BBQs. Every detail has been thoughtfully designed for your comfort and convenience. The primary suite offers a peaceful retreat with plenty of space and a beautifully tiled ensuite. Two additional bedrooms provide extra room for family or guests. On the main level, you'll find a versatile office, playroom, or flex area that can be adapted to your needs. Entertaining is a breeze with a stylish powder room on the upper floor and a spacious garage with additional driveway parking for guests. With its well-appointed kitchen, roomy living areas, and practical storage solutions, this home is perfect for relaxation and entertaining—all with the added benefit of no condo fees. Conveniently located near schools, parks, ponds, a new highway exit, and both new and existing retail options including CrossIron Mall, this property is ideal for first-time homebuyers, downsizers, or investors! (id:6769)

Living room 16.58 Ft x 12.00 Ft

Kitchen 13.83 Ft x 13.00 Ft

Dining room 8.42 Ft x 7.83 Ft

2pc Bathroom 6.33 Ft x 5.17 Ft

Other 11.83 Ft x 5.08 Ft

Primary Bedroom 13.00 Ft x 11.33 Ft

4pc Bathroom 7.75 Ft x 6.92 Ft

Bedroom 13.00 Ft x 8.67 Ft

Bedroom 9.42 Ft x 8.42 Ft

5pc Bathroom 7.50 Ft x 7.08 Ft

Laundry room 4.00 Ft x 3.33 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

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