



247 SOUTH POINT Park Airdrie Alberta

\$499,900

This IMMACULATE 3 Storey Townhouse has 1600 Sq Ft of DEVELOPED Living Space (NO Basement), 4 BEDROOMS, 2.5 BATHROOMS (incl/EN-SUITE), a 19'2" X 7'6" BALCONY, an ATTACHED DOUBLE GARAGE (Insulated), in the VIBRANT Community of SOUTH POINT in AIRDRIE!!! The Front Door is INVITING as you walk up to this QUAIN'T HOME. Entering inside the Foyer (on the Lower Level) is NEUTRAL COLOUR tones, a stairway, + the 4th Bedroom (it has a MURPHY BED that folds down-\$4300 Value), which makes this an EASY TRANSITION to DEN/OFFICE during the day. There is the Utility Room, + a door to the garage (room for STORAGE). Heading up the stairs to the Main Floor is the 9' KNOCKDOWN CEILINGS, 2 pc Bathroom, the OPEN CONCEPT Living area incl/SLEEK Kitchen w/Floor-to-Ceiling WHITE Cabinetry, BUILT-IN Microwave, Tiled Backsplash, SS Appliances, PANTRY, QUARTZ Countertops incl/ISLAND w/Breakfast Bar for those On-The-Go Meals or an Extra workstation. The Dining Room will accommodate meals w/FAMILY, + FRIENDS as you gather around the table for meaningful conversations. The patio door leads out to the SOUTH-FACING Balcony/Deck which is PERFECT for sitting outside watching the sunset or a stary evening. It has power, + a Gas Line for the BBQ, making it easy for quick dinners. The MODERN Living Room has an ELECTRIC Fireplace for AMBIENCE which also gives a COZY feel to the room whether you ENTERTAIN GUESTS or put your feet up after a long day to RELAX or read a book. On the Upper Floor is the LARGE Primary Bedroom, w/windows allowing in NATURAL LIGHT, 2 separate Closets, + a 3 pc EN-SUITE Bathroom incl/HUGE Standing Glass Shower offering privacy w/STYLISH BARN Door. The UPGRADED Laundry Room incl/Stacked Washer/Dryer, + Metal Shelving for Storage. Across from that is the 4 pc Bathroom w/Soaker Tub, the 3rd Good-Sized Bedroom, + the 2nd Bedroom w/WALK-IN Closet. PARKING is CONVENIENT w/Double Garage, d...

Primary Bedroom 13.33 Ft x 11.75 Ft

Other 5.33 Ft x 4.50 Ft

3pc Bathroom 9.83 Ft x 5.00 Ft

Bedroom 11.25 Ft x 9.33 Ft

Bedroom 9.42 Ft x 7.92 Ft

Bedroom 8.17 Ft x 8.17 Ft

Furnace 6.67 Ft x 3.17 Ft

Living room 15.42 Ft x 12.92 Ft

Kitchen 16.17 Ft x 9.00 Ft

Dining room 10.00 Ft x 9.58 Ft

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Laundry room 4.83 Ft x 3.42 Ft
4pc Bathroom 7.83 Ft x 4.08 Ft

2pc Bathroom 5.50 Ft x 5.00 Ft
Other 19.17 Ft x 7.50 Ft