

\$519,900 - 117 South Point Manor Sw, Airdrie

MLS® #A2176846

\$519,900

3 Bedroom, 3.00 Bathroom, 1,576 sqft

Residential on 0.03 Acres

South Point, Airdrie, Alberta

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!

Built in 2024

Essential Information

MLS® #	A2176846
Price	\$519,900
Sold Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	0.03
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	117 South Point Manor Sw
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5M8

Amenities

Parking Spaces	2
Parking	Single Garage Attached

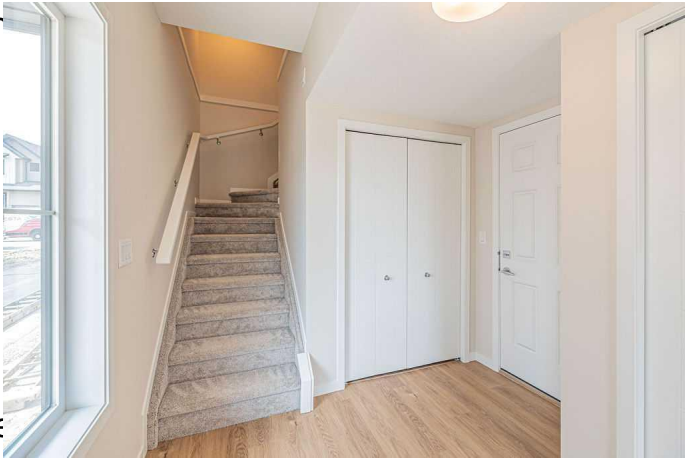
Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
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Appliances	Garage Control(s), Dishwasher, Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot, Low Maintenance
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	November 1st, 2024
Date Sold	January 30th, 2025
Days on Market	90
Zoning	R-BTB
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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