

# \$475,000 - 775 South Point Heath Sw, Airdrie

MLS® #A2187471

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,381 sqft  
Residential on 0.02 Acres

South Point, Airdrie, Alberta

NO CONDO FEE | 3 BED & 2.5 BATH |  
BRAND NEW | ATTACHED GARAGE

Welcome to this brand-new, NO CONDO FEE townhouse featuring 3 bedrooms, and 2.5 bathrooms. This home blends modern contemporary, farmhouse, and craftsman styles.

The main floor of this home features a welcoming foyer, providing an inviting entrance to the home.

Completing this level is a spacious ATTACHED garage, perfect for vehicle storage and additional storage needs.

Adjacent to the garage is a convenient utility room, offering space for household equipment and maintenance tools.

The heart of the home is located on the second level, where you'll find an open-concept kitchen with modern appliances, ample counter space, and a functional layout. The kitchen seamlessly connects to a bright and airy living room, perfect for relaxing or entertaining guests. A cozy dining room nearby offers a space for family meals, while a conveniently located powder room adds practicality to this level.

Upstairs, the private living quarters include three well-sized bedrooms. The primary bedroom boasts a luxurious ensuite bathroom, creating a personal retreat for relaxation. The



other two bedrooms are ideal for family members or guests and are complemented by a full main bathroom. For added convenience, the laundry area is also located on this floor, streamlining household chores.

This home is equipped with numerous amenities designed for comfort and ease of living. Features include central heating, energy-efficient fixtures, and ample natural light throughout. Situated in a desirable neighborhood, the property is close to schools, parks, the main highway, and shopping centers (Cross Iron Mall), making it an ideal choice for families and professionals alike. Contact your favourite Realtor for a showing today!

Built in 2024

**Essential Information**

MLS® #	A2187471
Price	\$475,000
Sold Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,381
Acres	0.02
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

**Community Information**

Address	775 South Point Heath Sw
Subdivision	South Point
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 5M7

### Amenities

Parking Spaces	2
Parking	Single Garage Attached, Driveway

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	January 17th, 2025
Date Sold	January 31st, 2025
Days on Market	14
Zoning	R-BTB
HOA Fees	0.00

### Listing Details

Listing Office	Real Broker
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