

101 South Point Manor
Airdrie, Alberta

MLS # A2163448



\$455,000

Division:	South Point		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,552 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: na

Welcome to this beautiful, brand-new, no-condo-fee townhome located in the sought-after community of South Point, Airdrie. This stunning 2-bedroom, 2.5-bathroom townhome, complete with a spacious den that can double as a home office, guest room, or playroom, offers a perfect blend of modern contemporary and country farmhouse influences. Thoughtfully designed, it boasts quartz countertops throughout, soaring 9-foot ceilings, and freehold ownership, meaning no condo fees and quick possession availability. The home also features a convenient single attached garage, a concrete driveway, and additional street parking, providing plenty of space for you and your guests. Natural light pours into the living and dining areas, creating a warm, inviting space. Step outside to the private balcony, perfect for enjoying fresh air or hosting summer BBQs. Every detail of this home has been crafted with your comfort and convenience in mind. Located in South Point, you'll enjoy access to over 12 acres of parks, tennis and basketball courts, BBQ pits, and even an off-leash dog park. With a brand-new elementary school nearby, and easy access to major commuting routes such as QE Highway, Main Street, and the South Transit Terminal, this community is designed for convenience and connectivity. This home is an excellent choice for first-time home buyers, downsizers, or investors!