

# \$484,700 - 427 South Point Lane Sw, Airdrie

MLS® #A2189035

**\$484,700**

3 Bedroom, 3.00 Bathroom, 1,603 sqft

Residential on 0.04 Acres

South Point, Airdrie, Alberta

Discover the lifestyle you've been dreaming of with this beautiful townhome! Thoughtfully designed, this residence offers a well-planned layout perfect for modern living. The kitchen immediately captures your attention with sleek white cabinets, Quartz countertops, stainless steel appliances, and a large central island. Whether enjoying quiet meals at home or hosting friends and family, the built-in table and bench seating, complemented by a custom-built window seat, create an inviting and functional dining space.

The spacious living area and the entire home boast 9-foot ceilings, large windows, and abundant natural light, offering direct views of the green space, park, playground, and courts just outside. Upstairs, the primary suite welcomes you with a walk-in closet, an en-suite with a stylish sliding barn door, and blackout window coverings for restful nights. Two additional bedrooms, each with blackout window coverings, a full 4-piece bath, and a conveniently located laundry room complete the upper level.

The entry-level welcomes you with access to a double-car garage and an adjacent versatile space that can serve as a den, office, or cozy sitting area. Throughout the home, you'll enjoy the year-round comfort of central air conditioning.

Located in the vibrant community of South



Point, this townhome is steps away from Northcott Primary School (K-8) and so close to St. Veronica’s Catholic School (K-7). The neighborhood also features green spaces, parks, and a comprehensive network of paths that connect to the Airdrie Trail System. Residents can enjoy amenities including tennis and basketball courts, playgrounds, picnic areas, and a dog park for furry friends. With excellent schools nearby, this community truly has something for everyone.

Don’t miss this opportunity to make this exceptional townhome your new home!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2189035      |
| Price          | \$484,700     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,603         |
| Acres          | 0.04          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 427 South Point Lane Sw |
| Subdivision | South Point             |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 5G8                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                     |
| Cooling           | Central Air                                                                                                  |
| Basement          | None                                                                                                         |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 100                |
| Zoning         | R3                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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