

461 South Point Glen SW  
Airdrie, Alberta

MLS # A2238876

\$609,700

|           |                                                                               |        |                  |
|-----------|-------------------------------------------------------------------------------|--------|------------------|
| Division: | South Point                                                                   |        |                  |
| Type:     | Residential/House                                                             |        |                  |
| Style:    | 2 Storey                                                                      |        |                  |
| Size:     | 1,501 sq.ft.                                                                  | Age:   | 2021 (4 yrs old) |
| Beds:     | 4                                                                             | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached, Garage Door Opener, Garage Faces Rear                 |        |                  |
| Lot Size: | 0.07 Acre                                                                     |        |                  |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L |        |                  |

|             |                                                                                                  |            |      |
|-------------|--------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | High Efficiency, Forced Air, Natural Gas                                                         | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank                                                                              | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                  | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                   | LLD:       | -    |
| Exterior:   | Vinyl Siding                                                                                     | Zoning:    | R1-L |
| Foundation: | Poured Concrete                                                                                  | Utilities: | -    |
| Features:   | Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Stone Counters, Vinyl Windows |            |      |

Inclusions: None

**\*\*EXCITING DISCOVERY IN SOUTH POINT\*\***Cruising into this FABULOUS FAMILY NEIGHBOURHOOD, you pass the NEW & MODERN K&ndash;8 Northcott Prairie School, then spot the LIVELY South Point Green Playground, complete with BBQs, basketball, tennis, floor hockey, and play structures&mdash;the EXCITEMENT builds. As you pull up to this PICTURE-PERFECT Craftsman-style home, your heart skips a beat. Step inside and be immediately drawn to the GLEAMING stone countertops and open-concept living space that feels both WARM and STYLISH&mdash;this is THE ONE. Glance outside and you&rsquo;ll love the PRIVATE backyard, offering plenty of room for the kids to run and play. No more scraping windows&mdash;this home comes with your very own double garage! Upstairs, discover SPACIOUS kids&rsquo; bedrooms and a SPRAWLING primary retreat that delivers COMFORT & CALM. The fully finished basement offers a LARGE family room, PERFECT for movie nights, plus a QUIET home office for your work-from-home days. And GREAT NEWS&mdash;this home will be freshly repainted inside, giving you a crisp, clean start the moment you move in. Whether you&rsquo;re upsizing, relocating, or just DREAMING of a FRESH START, this is a BRIGHT, BEAUTIFUL OPPORTUNITY you don&rsquo;t want to miss. All of this can be yours for just \$30,485 down & \$3,198.12 per month (O.A.C.). Join us for an open house every day&mdash;confirm times and come see your NEW HOME!