

25 South Point Manor SW  
Airdrie, Alberta

MLS # A2249494



\$485,000

|           |                                     |        |                  |
|-----------|-------------------------------------|--------|------------------|
| Division: | South Point                         |        |                  |
| Type:     | Residential/Five Plus               |        |                  |
| Style:    | 3 (or more) Storey                  |        |                  |
| Size:     | 1,640 sq.ft.                        | Age:   | 2023 (2 yrs old) |
| Beds:     | 3                                   | Baths: | 2 full / 1 half  |
| Garage:   | Parking Pad, Single Garage Attached |        |                  |
| Lot Size: | 0.03 Acre                           |        |                  |
| Lot Feat: | Landscaped, Street Lighting         |        |                  |

|             |                                                                              |            |       |
|-------------|------------------------------------------------------------------------------|------------|-------|
| Heating:    | Forced Air                                                                   | Water:     | -     |
| Floors:     | Carpet, Tile, Vinyl Plank                                                    | Sewer:     | -     |
| Roof:       | Asphalt Shingle                                                              | Condo Fee: | -     |
| Basement:   | None                                                                         | LLD:       | -     |
| Exterior:   | Cement Fiber Board, Concrete, Vinyl Siding                                   | Zoning:    | R-BTB |
| Foundation: | Poured Concrete                                                              | Utilities: | -     |
| Features:   | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters |            |       |

Inclusions: n/a

Step into a fresh chapter in this bright, beautifully designed CORNER/END-UNIT townhome with no condo fees. This thoughtfully crafted end unit offers over 1,600 sq ft of style and space, with 3 bedrooms, 2.5 bathrooms, and a versatile main-floor den that works as a home office, gaming lounge, or quiet reading nook. The kitchen is the real showstopper: light grey cabinetry, quartz counters, stainless steel appliances, and a chimney hood fan with full-height backsplash—all anchored by a massive island perfect for breakfast rushes or casual wine nights. Oversized windows flood the open living and dining areas with natural light, and the spacious balcony makes outdoor lounging and grilling easy. Upstairs, the primary suite is airy and calm with generous closet spaces and a sleek ensuite featuring dual vanities and a glass walk-in shower. Two more bedrooms and another full 5-piece bathroom with double sinks round out the top floor—ideal for kids, guests, or a dedicated work-from-home setup. A stylish powder room on the main living floor adds extra function, and the oversized attached garage (with bonus driveway parking) takes care of storage and convenience. Located near future commercial amenities, parks, schools, and commuter routes—including quick access to CrossIron Mills and Deerfoot—this home is a smart move for buyers looking for style, functionality, and long-term value.