

# \$499,900 - 74 Reynolds Gate Sw, Airdrie

MLS® #A2197833

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.04 Acres

South Point, Airdrie, Alberta

Welcome to this gorgeous, air-conditioned, original-owner townhouse with **NO CONDO FEES**, located across from a scenic pond, in the family-friendly community of South Point! Highly Upgraded and boasting almost 1500 SF of developed space for your family! Bonus of extra street parking right out front, plus a detached garage with parking pad out back! From your cozy west-facing front porch, you'll enjoy stunning pond views. This home is packed with thoughtful upgrades, including laminate flooring, 9' ceilings, and a cozy gas fireplace in the spacious great room. The chef-inspired kitchen features stunning Quartz countertops, upgraded stainless steel appliances (including a new microwave & dishwasher), a large center island, and a subway tile backsplash, making it the perfect space for cooking and entertaining. The adjacent dining area is ideal for family meals or game nights with friends. A new deck in the back offers a private outdoor retreat, complete with new privacy fencing and direct access to your single detached garage with an additional parking pad. Rounding out the main floor is a 2 pce powder room. The upper level offers a large primary suite with a walk-in closet and a full 4-piece ensuite, as well as two additional generous-sized bedrooms sharing a second full bathroom. A convenient flex space completes the upper floor. The basement is ready for your personal touch, offering ample storage and laundry space, along with potential for further development. As an extra



bonus the hot water tank is less than a year old. Your gorgeous new home is located close to schools, including Northcott Prairie Elementary, plus a beautiful pond, walking & bike paths, green space & parks, and close to all amenities including shopping, medical, groceries, with easy access to 40th Ave & QE11 highway will take you to Cross Iron Mills Mall or Calgary in minutes. Remember NO CONDO FEES!! Don't miss out—schedule your private viewing today and make this exceptional townhouse your new home!

Built in 2017

### Essential Information

MLS® #	A2197833
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.04
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	74 Reynolds Gate Sw
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4J8

### Amenities

Parking Spaces	2
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Parking	Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	48
Zoning	R2-T

## Listing Details

Listing Office	2% Realty
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