

\$749,900 - 1313 South Point Parade Sw, Airdrie

MLS® #A2207007

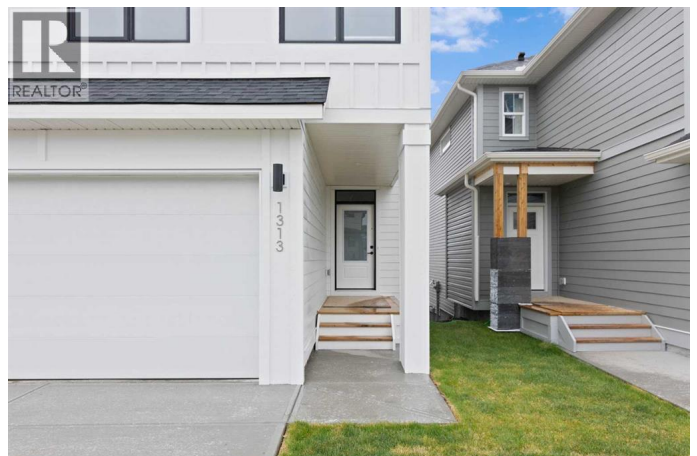
\$749,900

3 Bedroom, 3.00 Bathroom, 2,360 sqft

Single Family on 0.08 Acres

South Point, Airdrie, Alberta

Discover a magnificent opportunity to own a stunning 2-storey residence in the vibrant community of South Point. This spacious home boasts 2278 sq ft of modern elegance and functional design offers the perfect blend for modern family living. The bright, open-concept main floor effortlessly connects the living room to a gourmet custom kitchen—a true culinary haven. This space combines beauty with practicality, boasting ceiling-height cabinetry, a large center island, and premium stainless-steel appliances. A spacious dining area and a dedicated office/computer room perfect for both entertaining and daily life. Upstairs, discover your private master bedroom retreat, a true haven of tranquility. This sprawling suite is designed for ultimate relaxation, complete with a vaulted ceiling and a lavish 5-piece ensuite. Indulge in dual sinks, a luxurious soaking tub, a separate shower, and a generous walk-in closet. Two additional spacious bedrooms, a stylish 4-piece bathroom with double sinks, a large bonus room, and a convenient upper-floor laundry room ensure comfort and convenience for the entire family. The fully unfinished walk-out basement, brightened by large windows, 9'™ ceilings adds incredible value and offers a blank canvas for your dream space. Create the ultimate separate private zone—the possibilities are endless! Discover a lifestyle of comfort, convenience, and strong community within South Point. You'll love the easy access to nearby



amenities, including walking paths, playgrounds, tennis courts, a basketball court, and schools, all within a short stroll. Don't let this exceptional opportunity pass by to own a home where luxury meets everyday convenience. (id:6289)

Built in 2025

Essential Information

Listing #	A2207007
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,360
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1313 South Point Parade Sw
Subdivision	South Point
City	Airdrie
Province	Alberta
Postal Code	T4B5P3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	PVC window
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Garage door opener
Heating	Natural gas Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Real Estate Professionals Inc.



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