



**GRASSROOTS**  
REALTY GROUP

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**1309 South Point Parade SW**  
**Airdrie, Alberta**

**MLS # A2231344**



**\$724,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,235 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Discover an exceptional opportunity to own a stunning 2-storey residence in the vibrant community of South Point. This spacious home boasts over 2200 sq. ft. of meticulously developed living space, offering the perfect blend of elegance and functionality for modern family living. Step into a grand foyer that leads to an open-concept main floor, bathed in natural light. The bright and airy living room flows seamlessly into a gourmet custom kitchen, a culinary enthusiast's dream. Featuring ceiling-height cabinetry, a large center island, and premium stainless-steel appliances, this kitchen is as beautiful as it is practical. A spacious dining nook and a dedicated office/computer room complete this level, ideal for both entertaining and everyday living. The upper level is a true haven of tranquility. Here, you'll find a sprawling primary bedroom suite designed for ultimate relaxation, complete with a lavish 5-piece ensuite featuring 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. This home is designed with discerning tastes in mind, featuring an array of high-end upgrades \*Custom kitchen cabinets reaching the ceiling for maximum storage and a sleek aesthetic \*Upgraded lighting and plumbing fixtures throughout, adding a touch of sophistication \* 9-foot ceilings on the main floor and basement, creating an expansive feel, complemented by elegant 8-foot doors on the main floor \* Unique exterior elevation and sloped roof lines, providing exceptional curb appeal. Adding to the appeal, the fully unfinished walk-out basement offers limitless potential to create your dream space, whether it's for additional bedrooms, a home gym, or an entertainment zone.

Embrace a lifestyle of comfort, convenience, and community in South Point. Enjoy the convenience of nearby walking paths, playgrounds, tennis courts, a basketball court, schools, and more, all just a short stroll away. Don't miss this exceptional opportunity to embrace a lifestyle of unparalleled luxury and convenience. Your dream home awaits in South Point!