



GRASSROOTS
REALTY GROUP

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1317 South Point Parade SW
Airdrie, Alberta

MLS # A2239089



\$724,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-1U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: none

The home immediately captivates with its unique exterior elevation and sloped roof lines, providing exceptional curb appeal and making a truly striking first impression. Designed for discerning tastes, its distinctive architectural elements hint at the quality and style found within. Step into a grand foyer and immediately appreciate the thoughtful design of this home. The open-concept main floor, bathed in natural light, seamlessly connects a bright and airy living room to a gourmet custom kitchen. This culinary enthusiast's dream boasts ceiling-height cabinetry, a large center island, and premium stainless-steel appliances, blending beauty with practicality. A spacious dining nook and a dedicated office/computer room complete this level, perfect for both entertaining and daily living. The upper level is a true haven of tranquility. A sprawling primary bedroom designed for ultimate relaxation, featuring a lavish 5-piece ensuite. This spa-like space includes 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. Adding to its considerable appeal, the fully unfinished walk-out basement offers limitless potential. Imagine creating your dream space, whether it's for additional bedrooms, a home gym, or a dedicated 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.

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