



**GRASSROOTS**  
REALTY GROUP

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**1321 South Point Parade SW**  
**Airdrie, Alberta**

**MLS # A2272934**



**\$689,900**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | South Point                                                     |               |                  |
| <b>Type:</b>     | Residential/House                                               |               |                  |
| <b>Style:</b>    | 2 Storey                                                        |               |                  |
| <b>Size:</b>     | 2,039 sq.ft.                                                    | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Door Opener, Oversized |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                       |               |                  |
| <b>Lot Feat:</b> | Interior Lot, Rectangular Lot                                   |               |                  |

|                    |                                                                                                                     |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <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                                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame                                                                 | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** N/A

This spacious 3-bedroom, 2.5-bath home offers over 2,000 sq.ft. of well-designed living space, highlighted by 9' ceilings on both the main floor and the 9' walkout basement. The open-concept main level features large windows, a modern kitchen with cabinets to ceiling, quartz countertops and sleek cabinetry, with spacious Great Room & large dining area that steps out onto back deck! There is a convenient half bath, and a spacious office perfect for working from home. Upstairs, you'll find a central bonus room, full laundry room including the washer & dryer, and the bright, luxurious primary retreat complete with tray ceilings, a walk-in closet and a 5-piece spa-like ensuite. The 9' walkout basement provides incredible potential for future development, while the double attached garage adds everyday convenience. Situated in the great family-friendly community of South Point close to parks, schools, and essential amenities, this home blends comfort, functionality, and modern style. A home worth viewing today.