



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1325 South Point Parade SW
Airdrie, Alberta**

MLS # A2272948



\$729,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,349 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

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

Inclusions: N/A

This spacious 3-bedroom, 2.5-bath home over 2,300 sq.ft. of well-designed living space, featuring an open-concept main floor, large windows, and a modern kitchen with quartz countertops and sleek cabinetry. The upper level includes a central bonus room, full laundry, and a luxurious primary retreat complete with a walk-in closet and beautifully finished 5pc ensuite. The walkout basement provides incredible potential for future development, while the oversized double attached garage adds everyday convenience. Located in a family-friendly community close to parks, schools, and essential amenities, this home combines comfort, style, and an unbeatable location. Move up into this great home in South Point!