



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

MLS # A2274293



\$689,900

Division: South Point

Type: Residential/House

Style: 2 Storey

Size: 2,236 sq.ft. **Age:** 2024 (2 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.08 Acre

Lot Feat: Back Yard

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, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Looking for space, sunshine, and style? This NEW South Point home delivers big on all 3! A spacious 3-bedroom, 2.5-bath home that offers over 2,200 sq.ft. of thoughtfully designed living space, highlighted by 9' ceilings on both the main floor and the bright sunshine basement. The open-concept main level features large windows, a modern kitchen with quartz countertops throughout, sleek cabinetry, a walk-in pantry, and a welcoming island with a breakfast bar. The dining area opens effortlessly into the Great Room, creating a warm and inviting space for everyday living. Upstairs, you'll find a central bonus room, a full laundry room with washer and dryer, and a comfortable primary retreat complete with a walk-in closet, soaker tub, and double vanity. The sunshine basement offers incredible natural light and excellent potential for future development, while the double attached garage adds everyday convenience. Located in the family-friendly community of South Point, home to nearby schools, parks, playgrounds, sports courts, and a large community dog run, this property blends comfort, functionality, and modern style. With South Point Village just minutes away, all essential amenities are close at hand. A beautiful home in a community that truly has it all. Book your viewing today.