



**1308 South Point Parade SW
Airdrie, Alberta**

MLS # A2284050



\$663,888

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

OPEN HOUSE on SUNDAY, MARCH 29, from 12:00 PM - 3:00 PM. Welcome to this unique and well-maintained home in growing Airdrie, the 5th largest city in Alberta. Great potential for a growing or multi-generational family or investor. With a total of 2,570 sq. ft. of living space over three levels, which includes 5 bedrooms and 3.5 baths, this home provides room to grow. The first impression upon entering is light and bright. A transom window above the entry door, an open area living room, dining, and kitchen with blonde, wide-plank flooring, neutral colours, clean lines and windows and patio doors at opposite ends of the space spell out airy and cheerful. The combined living room/dining area is spacious and presents numerous possibilities as to furniture arrangements. Likewise, the kitchen is a study in sleekness with smooth, shaker-style cabinetry, cool, white quartz countertops, white chevron-style, tiled backsplash, stainless appliances and a breakfast bar/island with deep double, undermount sinks. A 2-pc. bath and rear hall leading to the outside deck finish this level. The carpeted upper level begins with a bonus room at the head of the stairs. Use this as a family room, play area or a home office. The laundry room is conveniently located across the hall. A substantial primary bedroom features a vaulted ceiling, walk-in closet and the privilege of a 4-pc. bath (double vanity). Two additional bedrooms, both with a good amount of closet space, share a tiled 4-pc bath. The lower level, a fully finished illegal suite can be accessed via a side entrance, has wide-plank flooring and boasts a rec room, 2 bedrooms, kitchen with stainless fridge and microwave, 4-pc. bath, utility room and storage area. Roughed-in plumbing is available for washer and dryer hookup. This level is perfect for guests or could be a secondary living area. The back yard features a railed, wooden deck for

summer relaxing plus a double, detached garage accessed from the back lane. Adding to the family vibe of this home is the proximity to Airdrie's Main Street with shopping (Walmart Supercentre and Home Depot), restaurants, multiple schools, playgrounds, the QE 2 with just minutes to the New Horizon Mall, the City of Calgary and the International Airport. Visit today as this home will move quickly.