



**429 South Point Glen SW  
Airdrie, Alberta**

**MLS # A2293563**



**\$600,000**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,647 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Double Vanity, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Bar fridge in basement, freezer in basement, All smart locks and door bell camera.

Welcome home! South Point is a thoughtfully planned neighbourhood with more than 12 acres dedicated to parks, trails and community amenities, including tennis and basketball courts, playgrounds, picnic areas and an off leash dog park. Commutes to Calgary are easily accessible too. Everything you need is within reach! From the moment you step inside, the main floor greets you with nine foot ceilings that add to the sense of space and brightness. The main floor living room flows into the kitchen and dining area that create a natural gathering place. A conveniently placed powder room completes this level. Additional upgrades you may miss as you're walking through; such as a solar panels, central air conditioning, toe kick vacuum in the kitchen, smart locks and light switches, a side entrance and more! Upstairs, you will find the primary bedroom that can easily fit a King sized bed and anything else you need! It has a walk in closet, and a spacious ensuite, so no more fighting for counter space! There are two more bedrooms on this level, perfect for growing families, or a home office. Finishing the upstairs, is the washer and dryer, along with a full bathroom as well! Heading downstairs, the developed basement extends the living space even further, offering a cozy area that can easily adapt to your needs. This level is complete with a wet bar, a four-piece bathroom with heated floors, a den and a bedroom. All tied together with a side entrance for even more flexibility. Outside, the south facing yard invites you to enjoy long summer evenings, backyard barbecues and space for kids or pets to play. The home is finished with an oversized double garage that includes heating, cooling and a separate electrical panel, offering excellent functionality for vehicles, storage or hobbies. Don't wait to make 429 South Point Glen home!