



GRASSROOTS
REALTY GROUP

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1357 South Point Parade SW
Airdrie, Alberta

MLS # A2296206



\$689,000

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,054 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot		

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

Inclusions: Blinds

South Point is in its final phase. No HOA fees. Elementary school steps away. QE2 access. South Point Village, 415,000 sq ft of retail and commercial, under construction next door. 2025 Vesta build. 2,054 sq ft above grade. 3 bedrooms plus bonus room and main floor office. 2.5 baths. Double attached garage. Black hardware package throughout. Gas range. Quartz counters. Cabinets to ceiling. Primary bedroom with walk-in closet and 5-piece ensuite. Washer and dryer included. Rear deck. 9' ceilings on main. Lot is 3,993 sq ft. One of the larger lots on the street. Full unfinished basement. Separate exterior entry. Ceiling approximately 9'. 2-bedroom, 1-bath legal suite plans submitted to City of Airdrie. Permit pending. Alberta New Home Warranty active. Transfers to buyer.