



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

MLS # A2297349



\$715,000

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|------------------|----------------------------------|---------------|------------------|
| Division: | South Point | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,500 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Granite Counters, Kitchen Island, Walk-In Closet(s) | | |

Inclusions: Firepit, Refrigerator in basement

Welcome to the "Big Blue House" in South Point—Over 3,338 sq ft of developed space. A standout corner-lot property that perfectly balances unique architecture with functional, living. This iconic home offers a rare 3rd-floor loft and a fully finished basement, providing a versatile layout that adapts to your lifestyle. The main floor features 9ft ceilings, and an open-concept design anchored by a gourmet kitchen with granite countertops, a gas range, and a central island. Brand new vinyl plank floors. A dedicated den with stylish barn doors and custom California Closets shelving makes for an ideal home office or organized library. The home is designed to maximize natural light, with three of the bedrooms featuring windows on two sides. Two bedrooms include charming built-in reading benches. The whole home has been freshly painted. The true showstopper is the rare 3rd-floor loft—a private retreat featuring a massive bedroom, a full bathroom, and a bright bonus room. Downstairs, the fully developed basement offers a flexible area perfect for a gym, media room, or hobby space. Stay comfortable year-round with full Air Conditioning and a cozy gas fireplace in the living room. Outside, the sunny south-facing rear yard is a low-maintenance oasis with artificial turf, a deck, and a firepit—all enclosed by a beautiful fence. Situated on a prominent corner lot across from the quiet side of the Northcott Prairie School (K-8) yard, you are just steps from tennis courts, basketball courts, an off-leash dog park, and easy access to Highway 2. With a double garage and an abundance of street parking, this is the complete package. Don't miss your chance to own one of South Airdrie's most unique homes!