



**1321 South Point Parade SW**  
**Airdrie, Alberta**

**MLS # A2303901**



**\$669,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Interior Lot, Rectangular Lot		

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

**Inclusions:** none

This spacious 3-bedroom, 2.5-bath home offers over 2,000 sq.ft. of well-designed living space, highlighted by 9' ceilings on both the main floor and the 9' walkout basement. The open-concept main level features large windows, a modern kitchen with cabinets to ceiling, quartz countertops and sleek cabinetry, with spacious Great Room & large dining area that steps out onto back deck! There is a convenient half bath, and a spacious office perfect for working from home. Upstairs, you'll find a central bonus room, full laundry room including the washer & dryer, and the bright, luxurious primary retreat complete with tray ceilings, a walk-in closet and a 5-piece spa-like ensuite. The 9' walkout basement provides incredible potential for future development, while the double attached garage adds everyday convenience. Situated in the great family-friendly community of South Point close to parks, schools, and essential amenities, this home blends comfort, functionality, and modern style. A home worth viewing today.