



**533 South Point Place SW
Airdrie, Alberta**

MLS # A2153692



\$679,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Driveway, Off Street, Or		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	N/A		

Welcome to 533 Southpoint Place, Airdrie, a stunning 2023-built home located in the prestigious Southpoint community. This elegant residence offers over 2550 sqft of luxurious living space, including a fully developed illegal suite with a separate entrance. The main floor boasts an open-concept living room filled with natural light from numerous windows, creating a warm and inviting atmosphere. The beautiful kitchen is a chef's dream, equipped with upgraded appliances, a built-in microwave, a chimney hood fan, and a large island perfect for meal prep and gatherings. Upstairs, you will find three generously sized bedrooms and two full bathrooms, including a spacious master suite with a drop-down ceiling, an ensuite with a double vanity, and a standing shower. Additionally, the upper level features a convenient laundry room. The basement adds 774.81 sqft to the total living area, offering a rentable illegal suite with 9-foot ceilings, one bedroom, one den, a full kitchen, a separate washroom, and its own laundry room. The illegal suite's separate entrance ensures privacy and abundant natural light, making it an attractive rental opportunity. Outdoor living is a delight with a large deck at the back of the house, perfect for relaxing and entertaining. The property also includes a two-car parking driveway at the back and ample parking space in front, with a paved back alley. The Southpoint community offers exceptional amenities, including the Northcott Prairie School just 2 minutes away and Windsong Heights School a short 5-minute drive. Tennis and basketball courts are only 1 minute from your doorstep, providing excellent recreational opportunities. Grocery stores and restaurants, such as Save-on-Food, are easily accessible within a 4-minute drive. Additionally, the South Transit Terminal is just 5 minutes away, providing convenient public

transportation options. Nestled in a peaceful neighborhood, this home provides easy access to Deerfoot Road, making commutes a breeze. Don't miss the chance to make 533 Southpoint Place your new address. Contact us today to schedule a viewing! For more information, book your viewing today!