



GRASSROOTS
REALTY GROUP

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1313 South Point Parade SW
Airdrie, Alberta

MLS # A2207007



\$764,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,360 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Discover a magnificent opportunity to own a stunning 2-storey residence in the vibrant community of South Point. This spacious home boasts 2278 sq ft of modern elegance and functional design offers the perfect blend for modern family living. The bright, open-concept main floor effortlessly connects the living room to a gourmet custom kitchen—a true culinary haven. This space combines beauty with practicality, boasting ceiling-height cabinetry, a large center island, and premium stainless-steel appliances. A spacious dining area and a dedicated office/computer room perfect for both entertaining and daily life. Upstairs, discover your private master bedroom retreat, a true haven of tranquility. This sprawling suite is designed for ultimate relaxation, complete with a vaulted ceiling and a lavish 5-piece ensuite. Indulge in dual sinks, a luxurious soaking tub, a separate shower, and a generous walk-in closet. Two additional spacious bedrooms, a stylish 4-piece bathroom with double sinks, a large bonus room, and a convenient upper-floor laundry room ensure comfort and convenience for the entire family. The fully unfinished walk-out basement, brightened by large windows, 9’ ceilings adds incredible value and offers a blank canvas for your dream space. Create the ultimate separate private zone—the possibilities are endless! Discover a lifestyle of comfort, convenience, and strong community within South Point. You'll love the easy access to nearby amenities, including walking paths, playgrounds, tennis courts, a basketball court, and schools, all within a short stroll. Don't let this exceptional opportunity pass by to own a home where luxury meets everyday convenience.