



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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.