

1309 South Point Parade SW  
Airdrie, Alberta

MLS # A2274293



## \$689,900

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,236 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Cement Fiber Board, Vinyl Siding, Wood Frame

**Zoning:** R1-U

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

**\*\*OPEN HOUSE Saturday & Sunday 12:00 PM - 4:00 PM\*\*** Looking for space, sunshine, and style? This NEW South Point home delivers big on all 3! A spacious 3-bedroom, 2.5-bath home that offers over 2,200 sq.ft. of thoughtfully designed living space, highlighted by 9' ceilings on both the main floor and the bright sunshine basement. The open-concept main level features large windows, a modern kitchen with quartz countertops throughout, sleek cabinetry, a walk-in pantry, and a welcoming island with a breakfast bar. The dining area opens effortlessly into the Great Room, creating a warm and inviting space for everyday living. Upstairs, you'll find a central bonus room, a full laundry room with washer and dryer, and a comfortable primary retreat complete with a walk-in closet, soaker tub, and double vanity. The sunshine basement offers incredible natural light and excellent potential for future development, while the double attached garage adds everyday convenience. Located in the family-friendly community of South Point, home to nearby schools, parks, playgrounds, sports courts, and a large community dog run, this property blends comfort, functionality, and modern style. With South Point Village just minutes away, all essential amenities are close at hand. A beautiful home in a community that truly has it all. Book your viewing today.