

1357 South Point Parade SW
Airdrie, Alberta

MLS # A2296206



\$679,000

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,054 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Interior Lot		

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

Inclusions: Blinds

Legal suite permit pending. Plans submitted for a 2-bed, 1-bath suite with separate exterior entry. Full unfinished basement, ~9' ceilings. Buyer captures the upside. South Point's final phase. No HOA fees. 2025 Vesta build, Alberta New Home Warranty active and transferable. 2,054 sq ft above grade. 3 beds, bonus room, main floor office, 2.5 baths. Double attached garage. 9' main floor ceilings. Rear deck. Quartz counters, cabinets to ceiling, gas range, black hardware package throughout. Primary has walk-in closet and 5-piece ensuite. Washer and dryer included. Lot is 3,993 sq ft -- one of the larger lots on the street. QE2 access. Elementary school steps away. South Point Village (415,000 sq ft retail and commercial) under construction next door.