

1321 South Point Parade SW
Airdrie, Alberta

MLS # A2303901



\$669,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

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

Inclusions: none

OPEN HOUSE Saturday April 25th from 2-4pm ** This spacious 3-bedroom, 2.5-bath home offers over 2,000 sq.ft. of well-designed living space, highlighted by 9' ceilings on both the main floor and the 9' walkout basement. The open-concept main level features large windows, a modern kitchen with cabinets to ceiling, quartz countertops and sleek cabinetry, with spacious Great Room & large dining area that steps out onto back deck! There is a convenient half bath, and a spacious office perfect for working from home. Upstairs, you'll find a central bonus room, full laundry room including the washer & dryer, and the bright, luxurious primary retreat complete with tray ceilings, a walk-in closet and a 5-piece spa-like ensuite. The 9' walkout basement provides incredible potential for future development, while the double attached garage adds everyday convenience. Situated in the great family-friendly community of South Point close to parks, schools, and essential amenities, this home blends comfort, functionality, and modern style. A home worth viewing today.