

**1349 South Point Parade SW**  
**Airdrie, Alberta**

**MLS # A2303920**



**\$679,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,134 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Set in the welcoming community of South Point, this beautifully designed home offers just over 2,100 sq ft of comfortable living with 3 bedrooms and 3 bathrooms. Surrounded by quiet streets, nearby schools, a dog run, and quick access to the highway for an easy commute to Calgary, it's a location that supports both your lifestyle and your routine. The main floor offers 9' ceilings and a bright open layout that feels easy to live in and perfect for gathering. The kitchen is thoughtfully finished with quartz countertops, ceiling height cabinetry, and upgraded details that bring both style and function together. A built deck extends your living space outdoors, creating the perfect spot to unwind or host. The main floor also includes a dedicated office and a full 3 pc bathroom, adding flexibility and convenience. Upstairs, vaulted ceilings add character and openness, while the layout provides comfortable space for family and guests. An upgraded spindled staircase adds a refined touch and enhances the overall design. The basement also offers 9' ceilings along with a separate side entrance. A home that brings together comfort, thoughtful upgrades, and a location that truly works for everyday life.