

# \$724,900 - 1309 South Point Parade Sw, Airdrie

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MLS® #A2231344

## \$724,900

3 Bedroom, 2.00 Bathroom, 2,235 sqft

Residential on 0.08 Acres

South Point, Airdrie, Alberta

Discover an exceptional opportunity to own a stunning 2-storey residence in the vibrant community of South Point. This spacious home boasts over 2200 sq. ft. of meticulously developed living space, offering the perfect blend of elegance and functionality for modern family living. Step into a grand foyer that leads to an open-concept main floor, bathed in natural light. The bright and airy living room flows seamlessly into a gourmet custom kitchen, a culinary enthusiast's dream. Featuring ceiling-height cabinetry, a large center island, and premium stainless-steel appliances, this kitchen is as beautiful as it is practical. A spacious dining nook and a dedicated office/computer room complete this level, ideal for both entertaining and everyday living. The upper level is a true haven of tranquility. Here, you'll find a sprawling primary bedroom suite designed for ultimate relaxation, complete with a lavish 5-piece ensuite featuring 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. This home is designed with discerning tastes in mind, featuring an array of high-end upgrades

- \*Custom kitchen cabinets reaching the ceiling for maximum storage and a sleek aesthetic
- \*Upgraded lighting and plumbing fixtures throughout, adding a touch of sophistication \*



9-foot ceilings on the main floor and basement, creating an expansive feel, complemented by elegant 8-foot doors on the main floor \* Unique exterior elevation and sloped roof lines, providing exceptional curb appeal. Adding to the appeal, the fully unfinished walk-out basement offers limitless potential to create your dream space, whether it's for additional bedrooms, a home gym, or an entertainment zone. Embrace a lifestyle of comfort, convenience, and community in South Point. Enjoy the convenience of nearby walking paths, playgrounds, tennis courts, a basketball court, schools, and more, all just a short stroll away. Don't miss this exceptional opportunity to embrace a lifestyle of unparalleled luxury and convenience. Your dream home awaits in South Point!

Built in 2025

**Essential Information**

MLS® #	A2231344
Price	\$724,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,235
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1309 South Point Parade Sw
Subdivision	South Point

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5H9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Playground, Tennis Court(s)
Lot Description	Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	R1-U

### Listing Details

Listing Office	Real Estate Professionals Inc.
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