\$749,900 - 1313 South Point Parade Sw, Airdrie

MLS® #A2207007

\$749,900

3 Bedroom, 3.00 Bathroom, 2,360 sqft Residential on 0.08 Acres

South Point, Airdrie, Alberta

Discover a magnificent opportunity to own a stunning 2-storey residence in the vibrant community of South Point. This spacious home boasts 2278 sq ft of modern elegance and functional design offers the perfect blend for modern family living. The bright, open-concept main floor effortlessly connects the living room to a gourmet custom kitchenâ€"a true culinary haven. This space combines beauty with practicality, boasting ceiling-height cabinetry, a large center island, and premium stainless-steel appliances. A spacious dining area and a dedicated office/computer room perfect for both entertaining and daily life. Upstairs, discover your private master bedroom retreat, a true haven of tranquility. This sprawling suite is designed for ultimate relaxation, complete with a vaulted ceiling and a lavish 5-piece ensuite. Indulge in 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. The fully unfinished walk-out basement, brightened by large windows, 9' ceilings adds incredible value and offers a blank canvas for your dream space. Create the ultimate separate private zoneâ€"the possibilities are endless! Discover a lifestyle of comfort, convenience, and strong community within South Point. You'll love the easy access to nearby







amenities, including walking paths, playgrounds, tennis courts, a basketball court, and schools, all within a short stroll. Don't let this exceptional opportunity pass by to own a home where luxury meets everyday convenience.

Built in 2025

Essential Information

MLS® # A2207007 Price \$749,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,360 Acres 0.08 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 1313 South Point Parade Sw

Subdivision South Point

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 5P3

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In

Closet(s), High Ceilings, Vaulted Ceiling(s)

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Electric Range,

Garage Control(s)

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features None

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025

Days on Market 116
Zoning R1-U

Listing Details

Listing Office Real Estate Professionals Inc.

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