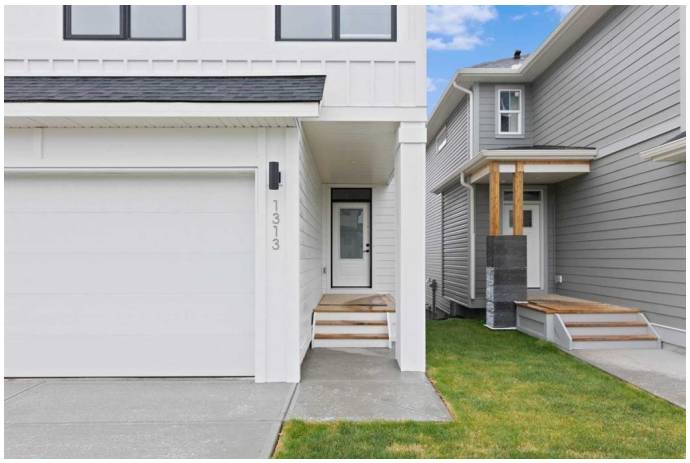
# $764,900 - 1313 South Point Parade Sw, Airdrie

MLS® #A2207007

**$764,900**
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, 9â€™ 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 | $764,900 |
| 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, High Ceilings, Kitchen Island, Quartz Counters, Vinyl |

| | |
|---|---|
| | Windows, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator |
| 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 | Concrete, Vinyl Siding, Cement Fiber Board |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | July 9th, 2025 |
| Days on Market | 25 |
| Zoning | R1-U |

## Listing Details

| | |
|---|---|
| Listing Office | Real Estate Professionals Inc. |

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