

# \$724,900 - 1317 South Point Parade Sw, Airdrie

MLS® #A2239089

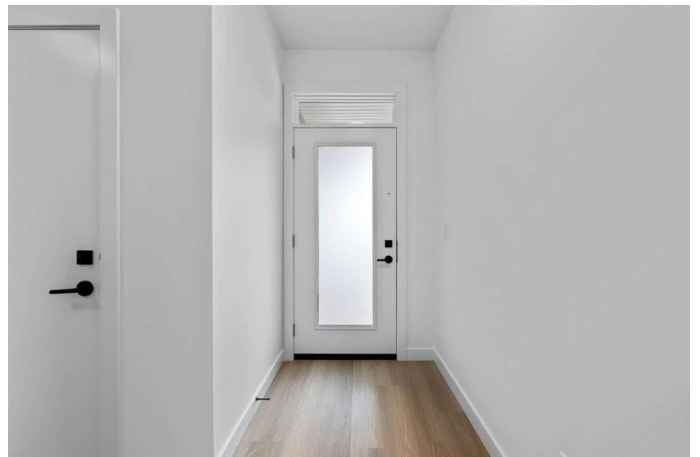
**\$724,900**

3 Bedroom, 3.00 Bathroom, 2,087 sqft

Residential on 0.09 Acres

South Point, Airdrie, Alberta

The home immediately captivates with its unique exterior elevation and sloped roof lines, providing exceptional curb appeal and making a truly striking first impression. Designed for discerning tastes, its distinctive architectural elements hint at the quality and style found within. Step into a grand foyer and immediately appreciate the thoughtful design of this home. The open-concept main floor, bathed in natural light, seamlessly connects a bright and airy living room to a gourmet custom kitchen. This culinary enthusiast's dream boasts ceiling-height cabinetry, a large center island, and premium stainless-steel appliances, blending beauty with practicality. A spacious dining nook and a dedicated office/computer room complete this level, perfect for both entertaining and daily living. The upper level is a true haven of tranquility. A sprawling primary bedroom designed for ultimate relaxation, featuring a lavish 5-piece ensuite. This spa-like space includes 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. Adding to its considerable appeal, the fully unfinished walk-out basement offers limitless potential. Imagine creating your dream space, whether it's for additional bedrooms, a home gym, or a dedicated 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. Donâ€™t miss this exceptional opportunity to embrace a lifestyle of unparalleled luxury and convenience.

Built in 2025

**Essential Information**

MLS® #	A2239089
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,087
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1317 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, Separate Entrance, Soaking Tub, 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	Exterior Entry, Full, Walk-Out

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	5
Zoning	R-1U

## Listing Details

Listing Office	Real Estate Professionals Inc.
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