

# \$709,900 - 1317 South Point Parade Sw, Airdrie

MLS® #A2239089

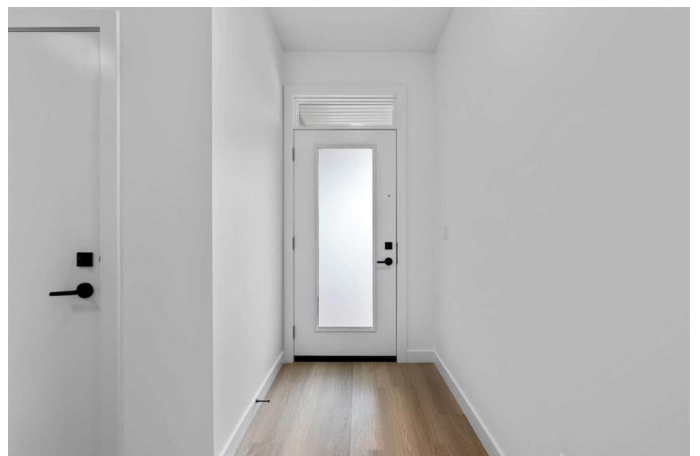
**\$709,900**

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. Don't miss this exceptional opportunity to embrace a lifestyle of unparalleled luxury and convenience.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239089    |
| Price          | \$709,900   |
| 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, Walk-In Closet(s), Soaking Tub |
| 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, Front Yard, City Lot              |
| Roof              | Asphalt Shingle                              |
| Construction      | Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 114            |
| Zoning         | R-1U           |

## Listing Details

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

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