

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

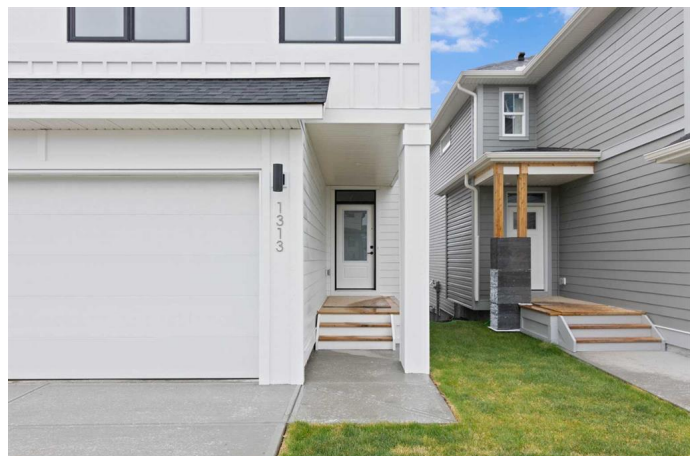
MLS® #A2207007

**\$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 kitchen—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 zone—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, Vaulted
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	Ceiling(s), Vinyl Windows, Walk-In Closet(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	Cement Fiber Board, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	46
Zoning	R1-U

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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