



**1493 South Point Villas SW**  
**Airdrie, Alberta**

**MLS # A2306103**



**\$709,900**

<b>Division:</b>	South Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,346 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Interior Lot, No Neighbours Behind, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NONE

Step into modern family living in this beautifully designed 3-bedroom, 2.5-bath home offering over 2,300 sq.ft. of stylish, functional space in the vibrant community of South Point. Thoughtfully crafted with an open-concept layout, this home is filled with natural light from expansive windows and features a contemporary kitchen complete with quartz countertops, sleek cabinetry, and plenty of room to gather and entertain. The main floor is designed for both comfort and convenience, featuring a dedicated office space, a spacious living and dining area, and a convenient 2-piece bath. Upstairs, you’ll find a central bonus room perfect for family movie nights or a kids’ retreat, along with upper-floor laundry and a stunning primary suite featuring a walk-in closet and a beautifully finished 5-piece ensuite. Two additional bedrooms provide ample space for family or guests. The unfinished basement offers endless possibilities for future development, while the oversized double attached garage adds extra storage and everyday practicality. Located in one of Airdrie’s fastest-growing family communities, South Point offers the perfect balance of lifestyle and convenience with nearby parks, playgrounds, walking paths, schools, shopping, and amenities — all within a welcoming neighbourhood atmosphere. With quick access to Calgary and room for your family to grow, this exceptional home delivers the ideal blend of comfort, style, and location. Move up to South Point and experience the space, community, and lifestyle you’ve been looking for.