



**GRASSROOTS**

REALTY GROUP

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**1333 South Point Parade SW  
Airdrie, Alberta**

**MLS # A2309772**

**\$709,900**



<b>Division:</b>	South Point		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,247 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Interior Lot		

<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, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

In the heart of South Point, this beautifully designed home offers over 2,200 sq ft of warm and inviting living space with 3 bedrooms upstairs and 2.5 bathrooms throughout, built for the way families gather, relax, and grow together. Surrounded by parks, a nearby school, walking paths, and convenient access toward Calgary, this is a home that brings comfort and connection to everyday life. Step inside to a bright open main floor with 9' ceilings that create an airy and welcoming feel throughout. The kitchen is thoughtfully finished with quartz countertops, ceiling height cabinetry, and a convenient walkthrough pantry that adds both style and everyday functionality. Whether you're hosting family dinners or enjoying a quiet morning coffee, this space was designed to feel like the heart of the home. Upstairs, vaulted ceilings add warmth, character, and a sense of openness throughout the living space, while the bonus room provides the perfect place to relax, gather, or unwind at the end of the day. The spacious primary bedroom offers a calming retreat complete with a beautifully designed ensuite featuring dual sinks, a standing shower, a freestanding tub, and generous space to comfortably start and end your day. The basement also offers 9' ceilings along with a walk up entrance, providing added flexibility and functionality. Washer and dryer are included, helping make your move even more seamless. Blending thoughtful upgrades, spacious design, and a welcoming community setting, this home is ready to be enjoyed from the moment you walk through the door.