



GRASSROOTS
REALTY GROUP

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1408 South Point Villas SW
Airdrie, Alberta

MLS # A2330769



\$759,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,524 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Introducing South Point's brand new Benton XL floor plan, offering an impressive 2,524 sq. ft. of thoughtfully designed living space with 3 bedrooms, 3 full bathrooms, and the perfect blend of style, comfort, and functionality for today's growing family. The main floor welcomes you with 9' ceilings, expansive windows, and a bright open-concept layout that creates an inviting atmosphere for both everyday living and entertaining. At the heart of the home is a beautifully appointed kitchen featuring quartz countertops, full-height cabinetry, and a large island, seamlessly connecting to the dining area and great room. Upstairs, you'll find generous living spaces designed with families in mind, including a spacious bonus room that offers the perfect place for movie nights, or children's play area. The luxurious primary retreat provides a peaceful escape with a tray ceiling, a large walk-in closet, and a spa-inspired 5-piece ensuite complete with a freestanding soaker tub, oversized glass shower, and dual vanities. Two additional bedrooms and a conveniently located upper-floor laundry room complete the second level. The full walk-out basement features 9' ceilings, providing excellent future development potential for additional living space or a secondary suite.