



GRASSROOTS
REALTY GROUP

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1412 South Point Villas SW
Airdrie, Alberta

MLS # A2330790



\$749,900

Division:	South Point		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,382 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, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Introducing the Chelsea XL, one of South Point's newest and most sought-after floor plans, offering an impressive 2,382 sq. ft. of beautifully designed living space. With 3 bedrooms, 3 bathrooms, and thoughtfully crafted spaces throughout, this home is perfect for growing families looking for comfort, functionality, and modern style. The main floor features 9' ceilings and a bright, open-concept layout that seamlessly connects the kitchen, dining area, and great room, creating the ideal setting for everyday living and effortless entertaining. The kitchen is the heart of the home, showcasing quartz countertops, full-height cabinetry, a large centre island, and a spacious walk-in pantry that provides exceptional storage and convenience. Upstairs, you'll discover a spacious bonus room, offering the perfect place to relax, watch movies, or create a dedicated play area. The private primary suite serves as a true retreat, complete with tray ceiling, a generous walk-in closet, and a luxurious 5-piece ensuite featuring dual vanities, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms, each with their own walk-in closet and an upper-floor laundry room complete the thoughtfully designed second level. The walk-out basement offers 9' ceilings, providing outstanding potential for future development or a secondary suite. Discover the perfect combination of style, space, and functionality in the Chelsea XL, a home designed to meet the needs of today's modern family in the welcoming community of South Point.