

\$639,900 - 1308 South Point Parade, Airdrie

MLS® #A2138206

\$639,900

3 Bedroom, 3.00 Bathroom, 1,804 sqft

Residential on 0.08 Acres

South Point, Airdrie, Alberta

Open House on June 22nd(saturday) and 23rd (Sunday) 2 Pm to 4 Pm. Welcome to your dream home in Airdrie. This spectacular brand new construction 3-bedroom, 2.5-bath home offers the perfect blend of modern elegance and comfort, designed to meet all your family's needs. On the main floor, you will find a bright and spacious Living room, dining and kitchen. This classic open floor plan features 9-foot ceilings throughout the main floor and basement and includes a side-entry door to the basement. The kitchen is stunning and modern with cabinets, tiled backsplash, quartz countertops, s/s appliances, island/breakfast bar, LED pot lights. Vinyl plank flooring is installed throughout the main level. Walking out to the backyard you'll find a large deck and concrete pad for your future garage development. Upstairs you will find the primary bedroom with vaulted ceiling creating an open and airy room. The Master Bedroom is spacious, has plenty of space for a King size bed, walk-in closet, and full ensuite with double sinks and a walk-in shower. Separating the other bedrooms is bonus room with a window that brings in lot of natural light. The upper floor also features 2 good sized secondary bedrooms & full bathroom featuring quartz counters. The upper level is completed with a laundry area. A large unfinished basement with separate entrance is awaiting your creativity. The property is in close proximity to a school, shopping, pond and green space with easy access to new 40 Ave



overpass to Highway 2. Don't miss this incredible opportunity to own a brand-new, never-lived-in home with unique features and a prime location.

Built in 2024

Essential Information

MLS® #	A2138206
Price	\$639,900
Sold Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,804
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1308 South Point Parade
Subdivision	South Point
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5H9

Amenities

Parking Spaces	4
Parking	Carport, Off Street

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 26th, 2024
Days on Market	20
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage METRO
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