



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1328 SOUTH POINT Parade, Airdrie T4B5H9**

MLS®#: **A2153908**

Area: **South Point**

Listing Date: **07/30/24**

List Price: **\$629,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,788**

Low Sqft:

Ttl Sqft: **1,788**

Lot Information

Lot Sz Ar: **3,398 sqft**

Lot Shape:

DOM

**51**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Composite Siding,Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Double Vanity,Kitchen Island,Quartz Counters,Separate Entrance,Vaulted Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 13`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`0" x 8`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 12`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 4`10"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`11" x 9`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 19`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`6" x 11`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 18`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

**2311552**

Zoning:  
**R1-L**

Remarks

Pub Rmks:

**Open house on August 4th, 2024 from 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 Tray 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.**

Inclusions:  
Property Listed By:

**n/a**  
**Royal LePage METRO**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**