



THE
A-TEAM

**RE/MAX
FIRST**

1372 SOUTH POINT Parade, Airdrie T4B 5H9

MLS®#: **A2166356**

Area: **South Point**

Listing Date: **09/18/24**

List Price: **\$639,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 10-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,924**
Low Sqft:
Ttl Sqft: **1,924**

DOM

63
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Lot Information

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

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|---------------------|
| Living Room | Main | 13`9" x 8`5" |
| Kitchen | Main | 14`6" x 8`8" |
| 3pc Bathroom | Main | 9`8" x 6`5" |
| 4pc Ensuite bath | Upper | 14`1" x 6`5" |
| Bedroom | Upper | 14`2" x 9`3" |
| Laundry | Upper | 5`3" x 3`4" |

| Room | Level | Dimensions |
|--------------------------|--------------|------------------------|
| Dining Room | Main | 13`9" x 8`5" |
| Bedroom | Upper | 9`1" x 9`0" |
| Bedroom - Primary | Upper | 14`11" x 11`11" |
| Bonus Room | Upper | 14`6" x 13`3" |
| Bedroom | Upper | 14`2" x 9`3" |
| 4pc Bathroom | Upper | 10`8" x 5`4" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311552

Zoning:
R1-L

Remarks

Pub Rmks:

Welcome to your dream home in South Point! This unique new construction 4-bedroom, 3 fulls, this gem offers the perfect blend of modern elegance and comfort, designed to meet all your family's needs. As you step inside, you'll notice the thoughtful layout, featuring a main floor bedroom room and full bath, ensuring convenience and flexibility for multi-generational living. One of the standout features is the private primary suite, offering a luxurious retreat within your own home. The primary bedroom boasts a vaulted ceiling creating an open and airy atmosphere. The home boasts 9-foot ceilings on both the basement and main floor, amplifying the sense of space and offering a bright and inviting ambiance throughout. The side-entrance to the basement further enhances the potential for this home. Located in the heart of South point, this stunning home offers the tranquility and privacy you desire. Being a brand-new construction, you'll be the first to call this house a home, providing the opportunity to create lasting memories and put your personal touch on every aspect. The property is in close proximity to a school and numerous parks making it perfect for families with children. 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
Real Estate Professionals Inc.

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







