



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: **\$659,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Finished Floor Area

Abv Sqft: **1,924**

Low Sqft:

Ttl Sqft: **1,924**

DOM

**1**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

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	Room	Level	Dimensions
Living Room	Main	13`9" x 13`0"	Dining Room	Main	7`10" x 7`0"
Kitchen	Main	16`8" x 8`7"	Bedroom	Upper	8`11" x 8`2"
3pc Bathroom	Main	9`9" x 6`5"	Bedroom - Primary	Upper	15`0" x 12`0"
4pc Ensuite bath	Upper	14`2" x 6`5"	Bonus Room	Upper	114`6" x 13`3"
Bedroom	Upper	11`11" x 9`4"	Bedroom	Upper	11`10" x 9`3"
Laundry	Upper	5`3" x 3`5"	4pc Bathroom	Upper	14`2" x 6`5"

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: **N/A**  
 Property Listed By: **Real Estate Professionals Inc.**

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