



THE
A-TEAM

**RE/MAX
FIRST**

417 SOUTH POINT Glen, Airdrie T4B4L1

MLS®#: **A2185267** Area: **South Point** Listing Date: **01/10/25** List Price: **\$669,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2019** Abv Sqft: **1,681**
Lot Information Low Sqft:
 Lot Sz Ar: **3,191 sqft** Ttl Sqft: **1,681**
 Lot Shape:

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`2" x 10`11"	Dining Room	Main	11`10" x 8`10"
Living Room	Main	12`11" x 11`5"	Den	Main	10`11" x 10`4"
Laundry	Upper	7`11" x 5`6"	Bedroom - Primary	Upper	13`10" x 11`9"
Bedroom	Upper	9`6" x 8`2"	Bedroom	Upper	11`3" x 10`6"
2pc Bathroom	Main	6`6" x 2`11"	4pc Bathroom	Upper	7`8" x 4`11"
5pc Ensuite bath	Upper	12`6" x 7`8"	Bedroom	Basement	18`4" x 9`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

1712095

Remarks

Pub Rmks:

This stunning TWO-STOREY HOME is a showcase of modern design—tastefully appointed, on-trend, and better than new, offering a perfect blend of style, comfort, and functionality. The HOME OFFICE at the front of the house provides an ideal, quiet space for work or study, adding both practicality and versatility to the layout. With a DOUBLE CAR GARAGE, PARTIALLY FINISHED BASEMENT featuring a 4TH BEDROOM with an egress window, and AIR CONDITIONING, this home is perfect for modern living. The lower level also includes ROUGH-IN PLUMBING and FRAMING for an additional bathroom, offering future potential to expand and customize the space. Upgraded features include CEILING FANS in the living room and primary bedroom, a WYZE SMART THERMOSTAT, and FIBER INTERNET for reliable high-speed connection. The kitchen boasts WHITE SHAKER CABINETS, KITCHEN ISLAND, QUARTZ COUNTERTOPS, LARGE PANTRY. Additional highlights include: a convenient UPPER FLOOR LAUNDRY ROOM, LAUNDRY ROOM STORAGE UNIT, BIDETS IN ALL BATHROOMS, and a SECURITY CAMERA at the front and back door for peace of mind. The FENCED YARD is LANDSCAPED with a PRESSURE-TREATED WOOD DECK, perfect for outdoor relaxation. Just down the street, your FUR BABY will love the DOG PARK, offering a convenient place to run, play, and socialize with other dogs. Located just minutes from NORTHCOTT PRAIRIE ELEMENTARY SCHOOL and other nearby parks, this home is in an ideal location for families and pet owners alike. Nearby, the upcoming SOUTH POINT VILLAGE, a 50-acre master-planned commercial center, will feature over 415,000 sq. ft. of retail, dining, and professional space, providing unmatched convenience. SOUTHPOINT also boasts 12 ACRES OF GREEN SPACE, parks, and an extensive network of paths connecting to the Airdrie Trail System. Enjoy a central park with TENNIS AND BASKETBALL COURTS, a PLAYGROUND, and PICNIC AREAS—plus, a second DOG PARK for your furry friends. Don't miss out on this exceptional home—schedule a viewing today!

Inclusions:
Property Listed By:

Coldwell Banker Mountain Central

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







