



THE
A-TEAM

**RE/MAX
FIRST**

1372 SOUTH POINT Parade, Airdrie T4B 5H9

MLS®#: **A2186095**

Area: **South Point**

Listing Date: **01/08/25**

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

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,924**

Low Sqft:

Ttl Sqft: **1,924**

Lot Information

Lot Sz Ar: **315 sqft**

Lot Shape:

DOM

24

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
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







