



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1317 South Point Parade SW  
Airdrie, Alberta

MLS # A2239089



\$724,900

|             |                                                                                                                  |            |      |
|-------------|------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                          | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                  | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Full, Walk-Out To Grade                                                                 | LLD:       | -    |
| Exterior:   | Cement Fiber Board, Vinyl Siding, Wood Frame                                                                     | Zoning:    | R-1U |
| Foundation: | Poured Concrete                                                                                                  | Utilities: | -    |
| Features:   | Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s) |            |      |
| Inclusions: | none                                                                                                             |            |      |

The home immediately captivates with its unique exterior elevation and sloped roof lines, providing exceptional curb appeal and making a truly striking first impression. Designed for discerning tastes, its distinctive architectural elements hint at the quality and style found within. Step into a grand foyer and immediately appreciate the thoughtful design of this home. The open-concept main floor, bathed in natural light, seamlessly connects a bright and airy living room to a gourmet custom kitchen. This culinary enthusiast's dream boasts ceiling-height cabinetry, a large center island, and premium stainless-steel appliances, blending beauty with practicality. A spacious dining nook and a dedicated office/computer room complete this level, perfect for both entertaining and daily living. The upper level is a true haven of tranquility. A sprawling primary bedroom designed for ultimate relaxation, featuring a lavish 5-piece ensuite. This spa-like space includes dual sinks, a luxurious soaking tub, a separate shower, and a generous walk-in closet. Two additional spacious bedrooms, a stylish 4-piece bathroom with double sinks, a large bonus room, and a convenient upper-floor laundry room ensure comfort and convenience for the entire family. Adding to its considerable appeal, the fully unfinished walk-out basement offers limitless potential. Imagine creating your dream space, whether it's for additional bedrooms, a home gym, or a dedicated entertainment zone. Embrace a lifestyle of comfort, convenience, and community in South Point. Enjoy the convenience of nearby walking paths, playgrounds, tennis courts, a basketball court, schools, and more, all just a short stroll away. Don't miss this exceptional opportunity to embrace a lifestyle of unparalleled luxury and convenience.