



417 South Point Glen Airdrie Alberta

\$634,900

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 4TH BEDROOM DOWNSTAIRS WITH AN EGRESS WINDOW** | **AIR CONDITIONING**. 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** | **SECURITY CAMERA AT THE FRONT AND BACK DOOR** | **FENCED YARD** | **LANDSCAPED WITH A PRESSURE-TREATED WOOD DECK**. 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! ****FOR ...**

Bedroom 9.33 Ft x 9.42 Ft

Kitchen 11.17 Ft x 10.92 Ft

Dining room 11.83 Ft x 8.83 Ft

Living room 12.92 Ft x 11.42 Ft

Laundry room 7.92 Ft x 5.50 Ft

Primary Bedroom 13.83 Ft x 11.75 Ft

Bedroom 9.50 Ft x 8.17 Ft

Bedroom 11.25 Ft x 10.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Den	10.92 Ft x 10.33 Ft	4pc Bathroom	7.67 Ft x 4.92 Ft
2pc Bathroom	6.50 Ft x 2.92 Ft	5pc Bathroom	12.50 Ft x 7.67 Ft
Other	11.42 Ft x 4.25 Ft		