



# 1308 South Point Parade Airdrie Alberta

\$673,888

Welcome to this unique and well-maintained home in growing Airdrie, the 5th largest city in Alberta. Great potential for a growing or multi-generational family or investor. With a total of 2,570 sq. ft. of living space over three levels, which includes 5 bedrooms and 3.5 baths, this home provides room to grow. The first impression upon entering is light and bright. A transom window above the entry door, an open area living room, dining, and kitchen with blonde, wide-plank flooring, neutral colours, clean lines and windows and patio doors at opposite ends of the space spell out airy and cheerful. The combined living room/dining area is spacious and presents numerous possibilities as to furniture arrangements. Likewise, the kitchen is a study in sleekness with smooth, shaker-style cabinetry, cool, white quartz countertops, white chevron-style, tiled backsplash, stainless appliances and a breakfast bar/island with deep double, undermount sinks. A 2-pc. bath and rear hall leading to the outside deck finish this level. The carpeted upper level begins with a bonus room at the head of the stairs. Use this as a family room, play area or a home office. The laundry room is conveniently located across the hall. A substantial primary bedroom features a vaulted ceiling, walk-in closet and the privilege of a 4-pc. bath (double vanity). Two additional bedrooms, both with a good amount of closet space, share a tiled 4-pc bath. The lower level, a fully finished illegal suite can be accessed via a side entrance, has wide-plank flooring and boasts a rec room, 2 bedrooms, kitchen with stainless fridge and microwave, 4-pc. bath, utility room and storage area. Roughed-in plumbing is available for washer and dryer hookup. This level is perfect for guests or could be a secondary living area. The back yard features a railed, wooden deck for summer relaxing plus a double, detached garage ac...

4pc Bathroom 8.50 Ft x 5.00 Ft

4pc Bathroom 6.42 Ft x 11.25 Ft

Bedroom 9.25 Ft x 12.83 Ft

Bedroom 9.25 Ft x 12.83 Ft

Family room 13.00 Ft x 8.83 Ft

Primary Bedroom 12.00 Ft x 18.33 Ft

Kitchen 9.08 Ft x 8.67 Ft

Recreational, Games room 16.83 Ft x 11.42 Ft

Furnace 7.75 Ft x 12.33 Ft

2pc Bathroom 6.50 Ft x 5.00 Ft

Dining room 14.83 Ft x 9.08 Ft

Foyer 7.00 Ft x 8.83 Ft

a

Listing Presented By:



Originally Listed by:  
Comox Realty

<https://www.greatcalgarylistings.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

4pc Bathroom 5.00 Ft x 7.42 Ft

Bedroom 7.67 Ft x 9.00 Ft

Bedroom 10.58 Ft x 10.00 Ft

Kitchen 12.00 Ft x 13.50 Ft

Living room 11.92 Ft x 23.33 Ft