



417 South Point Glen Airdrie Alberta

\$669,000

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. SOUTHPPOINT 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 f...

Bedroom 18.33 Ft x 9.58 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

Den 10.92 Ft x 10.33 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

4pc Bathroom 7.67 Ft x 4.92 Ft

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2pc Bathroom 6.50 Ft x 2.92 Ft

5pc Bathroom 12.50 Ft x 7.67 Ft