

# \$644,900 - 417 South Point Glen Sw, Airdrie

MLS® #A2185267

**\$644,900**

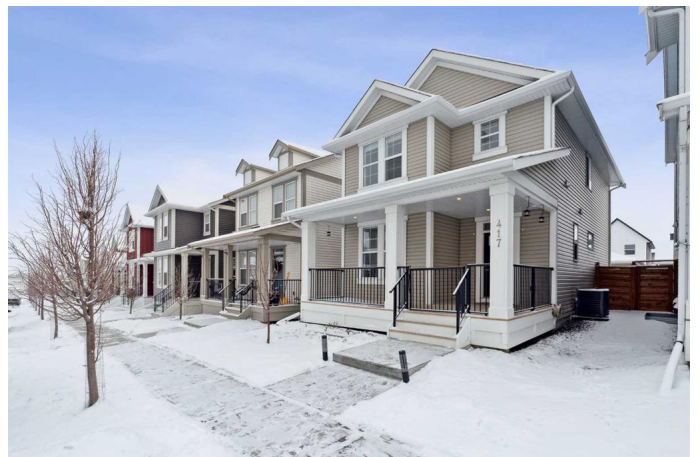
4 Bedroom, 3.00 Bathroom, 1,673 sqft  
Residential on 0.07 Acres

South Point, Airdrie, Alberta

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.

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 your peace of mind a HOME INSPECTION has been completed March 2025. Looking forward to welcoming you home!

Built in 2019

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2185267    |
| Price          | \$644,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,673       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 417 South Point Glen Sw |
| Subdivision | South Point             |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B4L1                  |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Lighting, Rain Gutters                |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 61                 |
| Zoning         | R1-L               |

### **Listing Details**

Listing Office

Coldwell Banker Mountain Central

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.