

# \$634,900 - 417 South Point Glen Sw, Airdrie

MLS® #A2202293

**\$634,900**

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 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 YOUR PEACE OF MIND A FULL HOME INSPECTION HAS BEEN COMPLETED MARCH 2025.\*\* Looking forward to welcoming you home!

Built in 2019

### **Essential Information**

MLS® #	A2202293
Price	\$634,900
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 March 14th, 2025  
Days on Market 21  
Zoning R1-L

### Listing Details

Listing Office Coldwell Banker Mountain Central

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