

# \$609,700 - 461 South Point Glen Sw, Airdrie

MLS® #A2238876

**\$609,700**

4 Bedroom, 4.00 Bathroom, 1,501 sqft

Residential on 0.07 Acres

South Point, Airdrie, Alberta

**\*\*EXCITING DISCOVERY IN SOUTH POINT\*\***Cruising into this **FABULOUS FAMILY NEIGHBOURHOOD**, you pass the **NEW & MODERN** 8 Northcott Prairie School, then spot the **LIVELY** South Point Green Playground, complete with BBQs, basketball, tennis, floor hockey, and play structures—the **EXCITEMENT** builds. As you pull up to this **PICTURE-PERFECT** Craftsman-style home, your heart skips a beat. Step inside and be immediately drawn to the **GLEAMING** stone countertops and open-concept living space that feels both **WARM** and **STYLISH**—this is **THE ONE**. Glance outside and you’ll love the **PRIVATE** backyard, offering plenty of room for the kids to run and play. No more scraping windows—this home comes with your very own double garage! Upstairs, discover **SPACIOUS** kids’ bedrooms and a **SPRAWLING** primary retreat that delivers **COMFORT & CALM**. The fully finished basement offers a **LARGE** family room, **PERFECT** for movie nights, plus a **QUIET** home office for your work-from-home days. And **GREAT NEWS**—this home will be freshly repainted inside, giving you a crisp, clean start the moment you move in. Whether you’re upsizing, relocating, or just **DREAMING** of a **FRESH START**, this is a **BRIGHT, BEAUTIFUL OPPORTUNITY** you don’t want to miss. All of this can be yours for just \$30,485 down & \$3,198.12 per month (O.A.C.). Join us for an open house every day—confirm times and come see your **NEW**



HOME!

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238876    |
| Price          | \$609,700   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,501       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 461 South Point Glen Sw |
| Subdivision | South Point             |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 4L2                 |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2                                                             |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Stone Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked               |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street Lighting, City Lot, Lawn |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Vinyl Siding                                                                                                        |
| Foundation        | Poured Concrete                                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 106             |
| Zoning         | R1-L            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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