

# \$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\*\***vCruising 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



dayâ€”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, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 24              |
| Zoning         | R1-L            |

## Listing Details

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

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.