

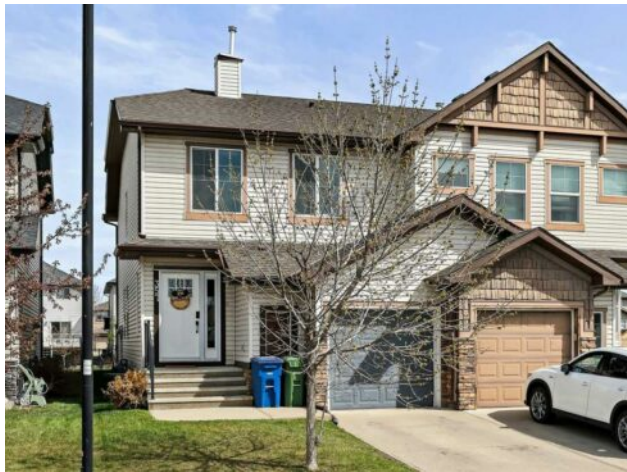


**GRASSROOTS**  
REALTY GROUP

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**357 Luxstone Way SW**  
**Airdrie, Alberta**

**MLS # A2219987**



**\$525,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** NA

Gorgeous, FULLY UPGRADED, thoughtfully designed duplex in the heart of Luxstone. \*\* NO CONDO FEES \*\* Perfectly situated on a quiet street and backing onto a scenic pathway, this home offers the ideal balance of privacy, space, and convenience—without the burden of condo fees! This beautifully updated home has been thoughtfully renovated from top to bottom in July 2023 with high-quality finishes and modern touches throughout. Enjoy brand-new FLOORING on both the main and upper levels, fresh paint including ceilings, and new LIGHT FIXTURES that brighten every room. Step inside to a bright and open layout that immediately feels like home. A welcoming foyer leads into a generous main floor featuring a spacious living room anchored by a cozy gas fireplace, and an oversized dining area perfect for family gatherings. The stylish kitchen features new GRANITE COUNTERTOPS, a contemporary backsplash, a new ISLAND, a full suite of new STAINLESS STEEL APPLIANCES, ample counter space, and plenty of storage. Large windows throughout the main level bathe the space in natural light, creating a warm and inviting atmosphere for everyday living or entertaining. Additional upgrades include new interior doors, baseboards, and trim throughout the home. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite complete with a walk-in closet and a spa-inspired 5-piece ensuite. The bathrooms have been refreshed with NEW TILE around the tub/shower, sleek NEW SINKS and FAUCETS, and a new vanity in the ensuite. The two additional bedrooms are perfect for the kids, guests, or home office use. Adding to the home's convenience is an upper-level laundry room with extra storage and a new WASHER & DRYER. The basement offers even more potential, with large windows and plenty of

space ready to be used for a home theater, gym, office, bedroom or extra living area. There's also excellent storage space in the utility room and new HOT WATER TANK (2022). Step outside to your backyard, complete with a newly built spacious deck and full fencing for summer BBQs, outdoor relaxation, and entertaining guests. Additional highlights include a single attached garage, a large driveway, and proximity to parks, schools, shopping, and transit. Don't miss your chance—book your private showing today!