



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**134 Luxstone View SW**  
**Airdrie, Alberta**

**MLS # A2227122**



**\$799,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,319 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Original Owners present this IMMACULATE WALKOUT, stylishly upgraded home in a desirable family-oriented community which is sure to impress. Located on a MASSIVE Lot, BACKING East onto a GREEN BELT & WALKING PATH (leading to parks/schools/amenities) on a low-traffic, quiet street! The open and bright interior boasts gleaming hardwood & upgraded LVP floors, an abundance of natural light & a modern yet comfortable design. The living room promotes relaxation with clear sight lines that encourage seamless conversations with family and guests. Beautiful feature fireplace is a focal point and immediately sets the tone for this highly UPGRADED HOME. Any chef will feel inspired in the stunning RICH custom kitchen featuring granite countertops, all major appliances, plenty of prep space/extra storage, and a breakfast bar island for everyone to gather around. Encased in windows the breakfast nook is bright and sunny with peaceful backyard views of the green space/park behind. Access to your private deck with steps leading to your very own oasis, fully landscaped/fenced/obscured glass privacy walls & gas line to the BBQ! 9&rsquo; ceilings on the main & upper levels, central A/C, upgraded lighting fixtures & window treatments, underground sprinklers and more! A convenient MAIN FLOOR OFFICE, powder room & back boot room with built-in lockers complete this level nicely. Feel spoiled daily in the calming LOFT BONUS ROOM (loads of natural light) on the upper level. Steps away you'll find double doors leading to your spacious primary retreat with a walk-in closet and a SPA-LIKE full en suite (views of the green space and mature trees). 2 additional bedrooms on this level are both spacious and share the 4-piece family bathroom & UPPER LEVEL LAUNDRY. Professionally developed basement is ONE-OF-A-KIND with an amazing rec

space, 4th bedroom & Flex/Gym space. Gorgeous built-ins with an enclosed glass WINE CELLAR! An embedded linear fireplace with floor-to-ceiling tile is a WOW! Another full bathroom, multiple storage rooms, IN-FLOOR-HEAT (2 zones) & sunshine windows throughout the walkout level makes you truly feel like you're in a main living space. A second patio space is covered and perfect for those private hangouts with friends or family. Soak up the sun, host BBQ's, or simply unwind on the large upper deck, landscaped and flat backyard with lots of grassy play space for kids that is privately fenced with mature trees/garden beds and gives plenty of separation from the neighbours! Loads of parking out front on the driveway, a true DOUBLE ATTACHED HEATED GARAGE with room for both vehicles! Phantom screen, newer shingles, wet bar, open-riser staircase, LED soffit night lighting, gas stove, alarm system &...the upgrades keep going! The neighborhood also hosts all ages of schools, parks, pathways and is mere minutes to every amenity. Easy access out of town for the commuters. PRIDE OF OWNERSHIP to say the least!