



**GRASSROOTS**  
REALTY GROUP

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

**106, 2006 Luxstone Boulevard  
Airdrie, Alberta**

**MLS # A2229765**



**\$375,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Level, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

**Inclusions:** All shelving throughout the home that is attached (even bedrooms & bathrooms), all curtains, rods and blinds, BBQ on back porch

Beautifully updated 3 bed townhome in Luxstone—move-in ready & walking distance to shops, restaurants, parks & schools! The kitchen features refinished cabinets, quartz counters, matte black undermount sink, stone backsplash & bar front, plus a new coffee/bar area for added function. Fresh paint throughout. Handy nook off kitchen is perfect for a desk or play area. Upstairs offers a spacious primary with window seat, 2 more bedrooms, and a fully renovated 4-pc bath (2025) with all new finishes. Basement is partially finished with room to expand. Enjoy new flower beds in front & back. Two parking stalls right out front, visitor parking few stalls down. Walk to St. Martin de Porres High School; also near W.H. Croxford High. Designated elementary is Nose Creek in Bayside. A must-see!