



GRASSROOTS
REALTY GROUP

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205 Luxstone Way SW
Airdrie, Alberta

MLS # A2231717



\$510,000

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,369 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, On Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: NA

Welcome to this beautifully updated 4-bedroom, 3.5-bathroom semi-detached home in Airdrie's desirable Luxstone community — offering the perfect combination of modern style, functionality, and outdoor space. The main floor has been thoughtfully renovated to feel fresh and open, with luxury vinyl flooring throughout, upgraded lighting, and a refreshed kitchen featuring new stainless steel appliances, rich cabinetry, a convenient breakfast bar, and great prep space. A bright, dedicated dining area connects seamlessly with the kitchen and flows into the spacious living room, which opens directly to the backyard. Step outside to enjoy a large west-facing deck that extends your living space outdoors — perfect for BBQs, lounging, or entertaining. There's also direct access to the attached single garage, plus a convenient 2-piece bathroom to complete the main floor. Upstairs, the home continues to impress with a spacious primary suite, featuring a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms offer ideal flexibility for kids, guests, or home offices, along with a full main bathroom and upper-floor laundry for added convenience. The fully finished basement adds even more value with a cozy rec room ideal for relaxing or movie nights, a large fourth bedroom, and a stylish 3-piece bathroom — perfect for extended family, older children, or overnight guests. Outside, enjoy a huge west-facing backyard with no rear neighbors — fully fenced, landscaped, and offering rare space and privacy in this price range. The oversized front-attached garage and wide driveway provide excellent parking and storage. This home offers exceptional value for first-time buyers, young families, or those looking for a property with room to grow — all with no condo fees and a location close to schools, parks, shopping, and

transit. Don't miss this opportunity — book your private showing today!