



**GRASSROOTS**  
REALTY GROUP

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**17 Luxstone Rise SW**  
**Airdrie, Alberta**

**MLS # A2233058**



**\$764,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Garden, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water		

**Inclusions:** N/A

This gorgeous 2 Storey home is a MUST to see and shows 10/10. If you are looking for the ideal family home that has everything your family needs, look no further. Great curb appeal with a front yard unique rock garden with no grass lets you relax and enjoy your yard with little upkeep. Over 2000sq.ft with a practical and roomy layout that is ideal for entertaining large groups or just relaxing with the family. The main floor has an office that is ideal to work out of and is tucked away for privacy. The idyllic kitchen is situated off the family room and is spacious with lots of counter space and cupboards. Whether you are preparing for a large dinner party or just a casual family meal, you will find ample room to prep for it. Access to the deck is conveniently located off of the kitchen making Barbecuing simple and convenient. When stepping out onto the deck, you are entering your own private paradise! With a 3 level sunshine deck that features a hot tub, fireplace and gorgeous low maintenance landscaping with realistic looking artificial grass. The backyard can't be described but must be seen to be appreciated. The second floor features everything a family would need including 3 good sized bedrooms, a large bonus room, upstairs laundry, closet organizers and many other benefits. Enjoy the large and well laid out Master Bedroom Retreat by relaxing in front of the fireplace. Also features a beautiful 5 piece ensuite, big walk in closet and is very bright and open. If you still need more room than the main and upper floors provide, then relax and enjoy time in the fully developed basement that is great for family movie night or for entertaining. The basement features a huge recreation room, a cozy den, a full bathroom and a storage room. Some other upgrades include brick accents and wall of Reclaimed Brick from the Chicago Transit Authority, Air Conditioning and a Constant Hot

Water Boiler that is an energy efficient luxury! This wonderful home is conveniently located close to schools, shopping, major roadways and too much more to mention. Call your Realtor to schedule a private viewing.