



GRASSROOTS
REALTY GROUP

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803, 2066 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2234171



\$339,000

| | | | |
|------------------|-----------------------|---------------|-------------------|
| Division: | Luxstone | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,185 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Outside, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Level | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 325 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry | | |

Inclusions: N/A

Welcome to 803, 2066 Luxstone Blvd SW, an immaculate and inviting 3-bedroom townhouse nestled in the heart of the peaceful and family-friendly community of Luxstone. From the moment you arrive, you'll appreciate the quiet charm of this well-maintained complex. Step inside to discover brand-new luxury vinyl plank flooring that flows seamlessly throughout the bright and open main floor. With soaring 9-foot ceilings and an abundance of natural light, the home feels both spacious and welcoming. The functional, open-concept layout allows for effortless connection between the kitchen, dining area, and living room, making it ideal for both daily living and entertaining. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom, offering comfortable living space for families, roommates, or a home office setup. The full basement is undeveloped and ready for your personal touch. Whether you dream of a home gym, rec room, or extra bedroom, enjoy peaceful views as your unit backs onto a lovely walking path, perfect for morning strolls or evening relaxation. Two dedicated parking stalls are located right out front, ensuring daily convenience. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home is full of value and waiting for you to call it your own. Don't miss out on this beautiful opportunity in Airdrie's sought-after Luxstone community!