



GRASSROOTS
REALTY GROUP

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

**206, 620 Luxstone Landing SW
Airdrie, Alberta**

MLS # A2235356



\$379,900

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: 1 Garage Door Remote

This IMMACULATE and well cared for Townhouse exudes PRIDE OF OWNERSHIP, has been FRESHLY PAINTED, is MOVE IN READY. You can easily watch your little ones play on the PLAYGROUND that is just steps away from the Townhome making this such a great place for your Family to call home. When you enter, you will immediately notice the 'Ceilings and the HARDWOOD Flooring that leads you to the Open Concept Main Floor Design. Large South Facing Windows bathe the Living Room with lots of Natural Light. The Living Room can be arranged in many ways to accomodate your furniture. The SPECTACULAR KITCHEN has an Abundance of Cabinets for easy storage of your items, and has a BRAND NEW STAINLESS STEEL STOVE AND REFRIGERATOR plus a Large Island with New Kitchen Faucets. The Dining area opens to the Patio and yard space. The Upper Level has a Spacious Primary Bedroom with Walk-in Closet and 4 pc Ensuite. 2 Large Additional Bedrooms and a 4 Pc Bathroom complete the Upper Level. The Lower Level has been drywalled and mudded, has the Laundry Room, and has rough-in plumbing for a future bathroom. This Townhouse has an Attached Garage for your vehicle and storage. This Townhouse is available for a QUICK POSSESSION if needed. Dogs are permitted with Board Approval. There are great walking paths that lead you to the core of Airdrie, Nose Creek Park, Schools, Shopping and more. Ensure to watch the tour on MLS or Realtor.ca