



**GRASSROOTS**  
REALTY GROUP

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**701, 703 Luxstone Square SW  
Airdrie, Alberta**

**MLS # A2236120**



**\$375,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this bright and spacious END-UNIT townhome in the heart of Airdrie's desirable Luxstone community. This beautifully maintained 2-storey features 2 bedrooms, 2.5 bathrooms, and over 1,600 sqft of total living space, backing into peaceful common green space — perfect for relaxing, entertaining, or letting the kids play. As an end unit, this home benefits from extra windows that flood the interior with natural light. The main floor offers 9' ceilings, a welcoming foyer, and an open-concept layout that blends comfort and functionality. Enjoy a front-facing living room, a central kitchen with stainless steel appliances, raised eating bar, corner walk-in pantry, and a sunny dining nook that overlooks the backyard and green space. Updated lighting fixtures and newly refinished cabinets add a fresh, modern touch, and a convenient 2pc powder room completes the main level. Upstairs you'll find a versatile bonus room — perfect as a second family room, office, or easily converted into a 3rd bedroom. The upper floor also includes a generous primary suite with a walk-in closet (with a window), a second bedroom, and a 4-piece cheater ensuite/main bathroom. The fully finished basement adds even more value with a massive rec room, 3-piece bathroom, laundry area, and plenty of storage. This home also includes 2 outdoor parking stalls and is ideally located with quick access to walking paths, parks, schools, transit, and shopping. Living in Luxstone means enjoying a vibrant, community-focused lifestyle. Spend weekends at Nose Creek Park exploring trails, fishing in the trout pond, or enjoying the pickleball courts. Chinook Winds Park offers splash parks, skateparks, and playgrounds just minutes away. Dining, shopping, and services are all nearby — making everyday living easy and enjoyable. Whether you're a first-time buyer, downsizing,

or investing, this move-in-ready end unit is the perfect place to call home.