



GRASSROOTS
REALTY GROUP

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304 Luxstone Place SW
Airdrie, Alberta

MLS # A2236290



\$524,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Level, Street Lighting, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Telus Alarm Components (No Contract), Door Bell camera, Backyard Camera, Telus Thermostat, Keypad Locks, Basement Refrigerator, Drapes, TV Wall Mount, Floating Shelf (Primary Bedroom)

Welcome to this charming and meticulously maintained two-storey detached home in the desirable community of Luxstone, Airdrie! Pride of ownership is evident throughout this thoughtfully designed property, offering comfort, functionality, and a great location for families and professionals alike. Step onto the inviting front porch and into a spacious entryway that sets the tone for the warm, open-concept main floor. The bright living room features a cozy gas fireplace with a beautiful mantle, perfect for relaxing evenings. Flow seamlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances, kitchen island, a pantry, and ample cabinetry. Main floor laundry and a convenient half bathroom add to the practicality of the layout. Upstairs, you'll find three spacious bedrooms, including a serene primary suite with an ensuite bath and a walk-in closet. An additional 4-piece bathroom completes the upper level, offering room for the whole family. The untapped lower level is a blank canvas ready for your future development ideas such as: home gym, media room, extra bedroom, you name it! Enjoy summer days in the spacious backyard, featuring mature trees, a spacious deck with a gas BBQ hookup, and access to the double detached rear garage via dual lane access. This home is also equipped with central air conditioning, ensuring year-round comfort. Located in the established and family-friendly community of Luxstone, this property offers exceptional convenience. An abundance of amenities makes everyday living a breeze. Just minutes away, you'll find Sierra Springs Shopping Centre, Co-op, Walmart, Superstore, Shoppers Drug Mart, as well as several local boutiques and convenience stops. Dining options are plentiful with favourites like Starbucks, Good Earth Coffeehouse, Sorso Wine Room, Tequila & Tacos, and a variety of

local restaurants and pubs. Entertainment and recreation are close by, including Nose Creek Park with year-round festivals and skating, Iron Horse Park for seasonal miniature train rides, Bert Church Live Theatre, and family fun spots like Shamrock Lanes and Genesis Place. With nearby schools, walking paths, playgrounds, and easy access to Yankee Valley Boulevard, Highway 2, and Airdrie Transit, Luxstone offers the perfect balance of community charm and city convenience. Whether you’re upsizing, downsizing, or planting family roots, this home checks all the boxes. Come see it for yourself and fall in love with Luxstone!