



GRASSROOTS
REALTY GROUP

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56 Luxstone Crescent SW
Airdrie, Alberta

MLS # A2237930



\$498,000

Division:	Luxstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	887 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Backs Onto Green Space | Steps from New High School | Long-Term Value. This is the one you've been waiting for in Luxstone! Located on a quiet, family-friendly street and backing onto green space, this well-cared-for 4-bedroom, 2-bath bi-level is packed with potential—perfect for families, smart investors, or anyone looking for a solid long-term move. Inside, you're welcomed by a bright, open-concept layout where the living room flows into a spacious dining area and sunlit kitchen. The south-facing backyard features a double-tiered deck—ideal for summer BBQs—and a concrete pad ready for a future double garage. Two large bedrooms and a full bath complete the main level. Downstairs is fully finished with two more bedrooms, another full bathroom, laundry, and a generous rec space. But here's the game-changer: a brand-new high school is under construction just a short walk away—making this a prime location for families and an incredible opportunity for long-term value growth. Plus, with quick access to major roadways, commuting and getting around the city is a breeze. Lots of street parking out front, a peaceful community vibe, and nothing behind you but green space—this home is a true gem.