



GRASSROOTS
REALTY GROUP

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79 LUXSTONE Point SW
Airdrie, Alberta

MLS # A2239914



\$549,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Luxstone | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,630 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, On S | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Pie Shaped Lot, See Remarks, Treed | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Firepit, Shelving in Dining/Living Room, 3 Kitchen Bar Stools, Shelving in Storage room, shelving/workbench in garage

NO CONDO FEES. Welcome home to this beautifully maintained semi-attached duplex home. Huge well manicured PIE SHAPED lot, private backyard. Home is Located in the family-friendly community of Luxstone, Airdrie, AB. Pride of ownership shows throughout this property, and located in a great location for families. Very easy access to the highway2, walking distance to shopping, schools and pathways. 4 Bedrooms, 4 Bathrooms, Fully Finished Basement, Oversized 22x23 Double Detached Garage, and there is more additional parking, RV PARKING from back lane access. The Front veranda leads you to the spacious Living/Dining room, Lots of windows, let in natural light! The kitchen comes with Stainless Steel appliances, ample amount of cupboards, generous amount of counter space, island w/breakfast barw/3 bar stools, wall Pantry, Corner pantry and an eating area. The 2pc bathroom completes the main level. The Door off kitchen leads to your private backyard retreat yard great for the summer BBQs. There are 2 decks, firepit (the umbrella will Stay) and access to the rear double oversized detached garage (23x23)RV parking! Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a walk-in closet and 4 pc ensuite. There is a sliding barn door and a separate shower/soaker tub and even a make up area! Upstairs laundry brings added everyday ease. There are an additional 2 bedrooms and a 3pc bathroom. The fully finished basement features Large windows, a family room, bedroom, 3 pc bathroom and storage room with shelving for plenty of storage! Newer furnace, hot water tank, Newer carpets newer paint. This home is a must to see! Call to book your private showing today!

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