



**GRASSROOTS**  
REALTY GROUP

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402, 2066 Luxstone Boulevard SW  
Airdrie, Alberta

MLS # A2244379



**\$359,900**

Division:	Luxstone		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,174 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

Welcome to this charming Luxstone Park Place Green townhome, where a quaint ranch-inspired exterior with a covered front porch opens to a beautifully bright and open main floor featuring nine-foot ceilings and wide-plank laminate flooring. Upstairs, the expansive primary suite boasts a walk-in closet and a Jack and Jill ensuite shared with two additional bedrooms. The basement offers endless possibilities for a wet bar, playroom, or home gym, while still providing a rough-in for another bathroom and a partially unfinished laundry area. Outside, the west-facing back deck is perfect for enjoying sunsets, and the community offers direct access to walking paths, Nose Creek Park, local shops, services, and schools, with quick routes to Calgary and westward adventures.