



GRASSROOTS
REALTY GROUP

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**504, 2001 Luxstone Boulevard NW
Airdrie, Alberta**

MLS # A2250313



\$374,500

Division:	Luxstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	None
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home		

Inclusions: Storage Shed

WELCOME to this end-unit townhouse offering a spacious and modern living space with fresh paint on both the main and upper floors, giving it a bright and updated feel. The open floor plan creates a seamless flow throughout the main level, perfect for both entertaining and daily living. The kitchen features a breakfast bar, ideal for casual meals or entertaining, and there's an office conveniently located just off the kitchen—perfect for working from home or as a quiet study area. Upstairs, you'll find three well-sized bedrooms, including a master suite with its own ensuite bathroom for added privacy, 2 more bedrooms plus a 4 pc bath. The hardwood flooring throughout the main and upper levels adds warmth and sophistication. The developed basement is a standout feature, offering a versatile space with a family room, a den/gym for your fitness or relaxation needs, and a full 4-piece bathroom. Additionally, the basement has a laundry area, making household tasks a bit more convenient PLUS GREAT storage on each end of the basement. With two dedicated parking stalls and the bonus of being next to visitor parking, you'll have plenty of room for both residents and guests. The location is prime—just minutes away from schools and shopping, providing easy access to all the essentials. This townhouse is a perfect blend of comfort, convenience, and style.