



GRASSROOTS
REALTY GROUP

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**203, 2066 Luxstone Boulevard SW
Airdrie, Alberta**

MLS # A2253599



\$349,900

Division:	Luxstone		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome home to your bright and inviting end-unit townhome in Luxstone featuring 2 bedrooms + bonus room, 2.5 bathrooms and a fully developed basement ready for your real estate investment endeavours. The main floor offers an open layout floorplan with natural light, while the upper level includes a spacious bonus, comfortable primary suite with walk-in closet, plus a second bedroom. The developed basement adds extra living space – perfect for a rec room, home office, additional bedroom space or guest area. Enjoy the privacy and added windows of an end unit, plus a great location close to schools, parks, shopping, dining, and transit with quick access to Calgary. Ideal for first-time buyers and investors alike – book your showing today!