



**GRASSROOTS**  
REALTY GROUP

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**403, 703 Luxstone Square SW  
Airdrie, Alberta**

**MLS # A2259643**



**\$389,700**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,171 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Assigned, On Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 271
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Step into stylish comfort in this beautifully maintained 3-bedroom, 2.5-bath 2-storey townhome located in the heart of family-friendly Luxstone. Boasting over 1,700 sqft of total thoughtfully designed living space with a fully finished basement, this home is the perfect fit for first-time buyers, growing families, downsizers, or savvy investors. The bright and inviting main floor features soaring 9' ceilings, a large bay window that fills the living room with natural light, modern ceiling fans in both the living and dining areas, and rich laminate floors. The dining space opens to a sun-filled south-facing backyard with your very own private deck backing onto green space and pergola—perfect for summer barbecues or peaceful morning coffees. The refreshed kitchen is a true showstopper with striking navy blue cabinets accented by gold hardware, a sleek white tile backsplash, under-cabinet lighting, and designer granite countertops. A corner pantry, stainless steel appliances, USB-integrated outlets, and a flush eat-up island with added storage make this a modern kitchen ready for everyday function or entertaining. Upstairs, discover three generously sized bedrooms (each equipped with their own ceiling fan), the serene primary suite offers a large walk-in closet and a convenient cheater 4-pc ensuite. The finished basement provides a massive rec room, a full bathroom, separate storage room, and laundry tucked out of the way—ideal for play space, movie nights, or a home gym. Enjoy the two assigned parking stalls, with bonus street parking right in front of the townhome, and a fantastic location just steps from schools, parks, playgrounds, pathways, and everyday amenities. This is your chance to own a move-in ready Airdrie townhome with charm, updates, and unbeatable value!

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