



GRASSROOTS
REALTY GROUP

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**404, 703 Luxstone Square SW
Airdrie, Alberta**

MLS # A2259939



\$375,000

Division:	Luxstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,193 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Soaking Tub, Track Lighting		

Inclusions: None

This corner unit townhome offers style, space, and comfort in a fantastic location. Fully finished by the builder with thoughtful upgrades, it's the perfect place to call home. Upstairs, you'll find 2 bedrooms, a spacious bonus room, a 4-piece bath, and a handy privacy door from the primary bedroom making it feel like an ensuite. The main floor has 9 ft ceilings and large windows that flood the home with natural light. The kitchen has plenty of cabinetry, a corner pantry, and a breakfast bar—all adding to the charm. A quaint dining area, 2-piece powder room, and back entrance complete this level. The fully finished basement expands your living space with an oversized family room and a 3-piece bath with shower, and a well-designed laundry room with washer & dryer included. At 1,700 sq. ft. of finished living space, this home is move-in ready and stands out with its corner location and show home touches. Opportunities like this don't come often—act fast!