



**GRASSROOTS**  
REALTY GROUP

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**290 Luxstone Way SW**  
**Airdrie, Alberta**

**MLS # A2262900**



**\$499,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Built in Desk and Shelves in Basement Family Room

You don't want to miss out on this gorgeous family home, sparkling with "pride of ownership" throughout! It is absolutely MOVE-IN ready! The front entryway will impress with tile flooring & a large coat closet which flows naturally into the bright and open floor plan. Warm hardwood floors, crisp white cabinets accented by darker granite counters, huge island, newer gas range & hood fan will all vie for your attention. Kitchen, Living Room, Dining Room, 1/2 bath and back entry make this main floor level roomy, practical, warm and inviting. Upstairs you will find a large primary bedroom, with 4 piece ensuite and walk in closet. The other 2 bedrooms each have their own walk in closet as well! Upper level is completed with a 4 piece family bathroom. Downstairs, the professionally and newly developed basement (with all permits) contains a 4th bedroom, a 3 piece bathroom, large family room, laundry, storage and mechanical room. All designed with care to make this an amazing home. One of the few properties on this street with a double detached garage. (Fully insulated). Enjoy your private back yard with a large concrete patio and lawn. Recent upgrades include: all new flooring, professionally painted cabinets, new counter tops in bathroom, newer washer/dryer & gas stove, professionally developed basement (2 years ago), new furnace (2020), & double-detached and insulated garage. Book your private viewing today!! Priced to sell!