



GRASSROOTS
REALTY GROUP

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47 Luxstone Point SW
Airdrie, Alberta

MLS # A2262970



\$529,000

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,487 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)

Inclusions: Ceiling TV mount in basement, wall TV mount in Gym (TV not incl), gas firepit, gazebo, hot tub

This proudly maintained 3-bedroom home has over 2200 developed square feet and is nestled on one of Luxstone's quietest streets. Timeless finishes make you feel comforted while extensive use of solid surface flooring keeps things stylish and easy to keep clean. The open-concept main floor is perfect for family living and entertaining guests. Upstairs, you'll find a spacious master suite complete with a walk-in closet and private ensuite, two more generous bedrooms also with walk-in closets, and a main bath that's oversized to help keep the peace! Downstairs, the fully finished lower level offers incredible flexibility. Enjoy a massive family room, the dedicated home gym that easily becomes a 4th bedroom or home office, the dog wash room that can also be a half bath as the toilet is already roughed-in, and so much storage you won't believe it! Step outside to your sun-drenched, south-facing backyard that's larger than most and built for fun! Enjoy the huge deck, hot tub, gazebo, gas firepit, and plenty of grassy space for the kids. And the double garage means no more windshield scraping in winter. All this, AND it's located close to parks, pathways, a dog park, schools, restaurants, and just minutes to Highway 2 and major shopping. You deserve to live this well! Book your viewing today!