



GRASSROOTS
REALTY GROUP

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2034 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2263117



\$660,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,684 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan		

Inclusions:	Garden Shed and Purgala
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Welcome to this well-maintained 4-bedroom, 2-storey family-friendly living space. The main floor features a renovated kitchen (2023) with granite countertops, updated cabinets, tile backsplash, and modern appliances under four years old. The open-concept dining and living area provides a bright, functional layout. Upstairs includes a primary suite with walk-in closet and ensuite, 2 more bedrooms plus a convenient office/nursery nook. Recent updates include hardwood and tile flooring (2023), bathroom countertops (2025), hot water tank (2023), and shingles (2017). The landscaped yard offers new sod, a 12x10 pergola, and a 12x8 garden shed. Attached double garage provides direct access to the home from the kitchen and pantry area. The basement has 2 more bedrooms (without closets but does have windows), also has a rec room area and laundry. Move-in ready and available for immediate possession there is a pre inspection available that was done at the time of listing and the carpets were professionally cleaned.