



GRASSROOTS
REALTY GROUP

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**504, 620 Luxstone Landing SW
Airdrie, Alberta**

MLS # A2263243



\$410,000

Division:	Luxstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

This 4-bed, 3.5-bath townhome is ideal for families or first-time buyers. The main floor features an open concept living and dining area with a functional kitchen and central island, plus a deck overlooking green space and a park—perfect for morning tea. Upstairs includes 3 bedrooms, with a primary suite offering a full bath and walk-in closet, and another full bathroom. The basement is professionally developed with windows, offering a fourth bedroom, flex/theatre room, and 3-piece bathroom — perfect for guests, office, or family fun. Additional highlights: attached garage + driveway spot, central vacuum system, freshly painted, and a premium location in the complex with no neighbors behind. Close to schools, shopping, parks, walkways, and dog parks, and just a quick drive to CrossIron Mills, Calgary Airport, and under 1.5 hours to Banff & Canmore. Act now — homes like this don’t stay available! Schedule your showing today before it’s gone.