



**GRASSROOTS**  
REALTY GROUP

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**788 Luxstone Landing SW**  
**Airdrie, Alberta**

**MLS # A2263313**



**\$620,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,865 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Low M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

**UNBEATABLE VALUE ON THE CANAL!** Welcome to a home that feels just right - where comfort, warmth, and function come together perfectly, and tranquil canal views remind you why you love calling this place home. From the moment you arrive, the great curb appeal and no-maintenance front porch invite you to slow down and take it all in. Inside, you're greeted by sunlight spilling across rich hardwood floors, a cozy living room with a recently serviced fireplace, and a kitchen and dining area designed for connection - complete with shaker-style cabinetry, premium stainless steel appliances (Jenn-Air fridge, Bosch dishwasher, KitchenAid stove), and plenty of room for everyone to gather comfortably. Upstairs, beyond the stunning skylight, you'll find three spacious bedrooms, each filled with natural light and warmth, along with two 4-piece bathrooms. The show-stopping master suite is a true retreat - welcoming you through double doors into a generously sized room with a large walk-in closet (with window!). The 4-piece ensuite offers a beautiful soaker tub, stand-up shower, and a gorgeous window that fills the space with soft natural light. The sunshine basement offers even more living space with huge windows, a large recreation area, 4-piece bathroom, and a fourth bedroom - giving you endless flexibility for your family's needs. Whether you envision a theatre room, guest suite, playroom, or home office, this space adapts perfectly. This home has been lovingly maintained and thoughtfully updated, featuring tankless hot water (on demand), triple-pane windows, four new toilets, a new gas BBQ line to the back deck, and an insulated, drywalled garage with keyless entry. Step outside to your beautiful two-tiered deck, overlooking the peaceful canal - the ideal setting for morning coffee, summer BBQs, or simply watching the kids play in

the fully fenced yard. Every detail has been designed to make everyday life easy, comfortable, and enjoyable. From its warm colour palette to its functional floor plan, this home simply feels right - the kind of place where memories are made and family truly comes first.