



**201, 2066 Luxstone Boulevard SW  
Airdrie, Alberta**

**MLS # A2263906**

**\$364,900**



<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 328

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Inclusions:** none

OPEN HOUSE SUNDAY JAN 11 \*\* 1-3PM \*\* FULLY RENOVATED END UNIT WITH 3 BEDROOMS, 2 PARKING STALLS AND FINISHED BASEMENT!! WOW!! What an incredible opportunity to own this beautifully RENOVATED 3-bedroom, 2-bath END UNIT townhome that has been transformed from top to bottom and is completely MOVE IN READY!! Perfectly situated with street parking right out front and 2 PARKING STALLS just steps from your back door, this home offers unbeatable value & convenience!! Step inside and FALL IN LOVE with the bright, open-concept layout filled with natural light throughout. The moment you enter, you'll be impressed by the stunning NEW vinyl plank flooring that flows seamlessly into a MODERN, fully UPDATED kitchen. Featuring QUARTZ countertops, crisp white cabinetry, stainless steel appliances, trendy light fixtures and stylish tile backsplash - this kitchen is both functional and beautiful!! A cozy dining nook overlooks the west-facing deck, which backs onto green space & perfect for summer BBQs, morning coffee, or watching the kids play. Upstairs, you'll find 3 spacious bedrooms, including a king-sized primary suite complete with a WALK IN closet and direct access to the updated 4-piece bathroom, featuring a Tiled shower, modern vanity, fresh fixtures, and elegant finishes. The fully finished basement provides even more living space & ideal for a media room, home gym, play area, or office & the possibilities are endless! This stunning home truly has it all!! LOW condo fees, 2 parking stalls, END unit, New light fixtures, fresh paint, upgraded flooring, a brand-new kitchen, renovated bathrooms, and SO MUCH MORE!! Pack your bags and move right in because this one is READY TO GO!!