



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2263906



\$364,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 328
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

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 showed, 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!!

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