



**GRASSROOTS**  
REALTY GROUP

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106, 2006 Luxstone Boulevard  
Airdrie, Alberta

MLS # A2264104



**\$359,900**

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Move-in ready and set across from the park, this home puts the kitchen at the center with granite counters, stone backsplash, and a stone island for cooking and gathering. The upstairs full bath is fully renovated with fresh, modern finishes. Freshly painted throughout—including trim and painted doors with new hardware. Thoughtful main-floor upgrades include custom shelving, a coffee/bar nook, and a built-in bench with storage. Two bedrooms feature ceiling fans. Enjoy a sunny front porch in the morning and a back porch for evening air. The basement is partially finished with generous storage and ready for your plans. Tucked just behind local shops and a dance studio—convenience at your doorstep.