



GRASSROOTS
REALTY GROUP

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824 Luxstone Square SW
Airdrie, Alberta

MLS # A2265001



\$599,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Level, Reverse Pie Shaped Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: NA

Spacious and well-maintained two-storey home in the desirable community of Luxstone. Offering over 2,400 sq. ft. of developed living space, this property includes six bedrooms—four on the upper level and two in the fully finished basement—ideal for large or multi-generational families. The main floor features an open-concept layout with a bright living room, functional kitchen, dining area overlooking the backyard, plus a powder room and laundry area, as well as a separate family room. Upstairs, the primary suite includes a walk-in closet and full 4-piece ensuite bathroom. The fully developed basement adds the two bedrooms, a large recreation room, and a 4-piece bathroom. Additional features include a double attached garage, newer mechanical updates, a fully fenced yard, and a recent mechanical inspection with all recommended repairs completed. Located two blocks from WH Croxford High School and within walking distance to parks, pathways, and the Bayside shopping plaza. Luxstone is a family-friendly neighbourhood with multiple green spaces, easy access to transit, and convenient proximity to Airdrie's downtown and major commuter routes.