



GRASSROOTS
REALTY GROUP

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

2125 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2265297



\$645,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Gazebo, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

HIGHLIGHTS: 4 Bed | 4 Bath | 2,790 sq.ft Total | Finished Basement | Oversized Double Attached Garage | New Carpet | New Paint | New Kitchen Cabinets & Countertops | New Dishwasher & Oven | A/C (2020) | LVP Flooring | West-Facing Fenced Backyard | Large Deck w/ Pergola. **WRITEUP:** This updated 2-storey home in Luxstone offers 2,790 sq.ft of total living space, including the finished basement. Built in 2007, the home features 4 bedrooms and 4 bathrooms with a practical, open-concept layout. The main floor includes a bright kitchen with new cabinets, countertops, dishwasher, and oven, along with plenty of counter space and storage. Fresh paint, new carpet, and LVP flooring give the home a clean, refreshed feel. Upstairs includes three bedrooms, while the basement adds additional living space, a fourth bedroom, and a full bathroom. The west-facing backyard is fully fenced and features a large deck with a pergola—ideal for enjoying sunny evenings and sunsets from the living room and kitchen. Completing the home is an oversized double attached garage and A/C installed in 2020. Immediate possession is available.