



**GRASSROOTS**  
REALTY GROUP

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**142 Luxstone View SW**  
**Airdrie, Alberta**

**MLS # A2267589**



**\$719,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, No Neighb		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, See Remarks, Soaking Tub, Stone Counters, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Security System & Cameras, Fire Pit, Shed (x2), Swim Spa (17ft)

\*\*\*WELCOME HOME\*\*\* Nestled in a PRIME LOCATION on a HUGE LOT & backing directly onto the tranquil GREENSPACE & PARK, this beautifully UPGRADED & FULLY DEVELOPED family home boasts over 3000 sqft across 3 levels. The main level presents a stylish open-concept layout with an abundance of NATURAL LIGHT, featuring 9' ceilings, rich hardwood flooring & EXPANSIVE WINDOWS throughout! Designed for everyday living & entertaining, the BRIGHT & AIRY Living Room with cozy gas FIREPLACE flows seamlessly into the Dining Area & Gourmet CHEF'S KITCHEN, complete with a Large Central Island, Eat-Up Bar, UPGRADED NEWER Stainless Steel Appliances, STONE Countertops & Corner Pantry, all showcasing STUNNING VIEWS of the GREENSPACE! Completing this level is a separate DEN/OFFICE, Mudroom with built-in Open Lockers & Bench & 2pc Powder Room. Upstairs, your ENORMOUS PRIVATE MASTER RETREAT features a large WALK-IN closet, 5pc ENSUITE, complete with Double Vanities, Walk-in Shower, & an oversized Corner Soaker Tub. A HUGE BONUS ROOM with custom BUILT-INS, 2 additional Bedrooms & another FULL Bathroom round off this level. The FULLY FINISHED lower level features a Large FAMILY/REC Room, 4th Bedroom, Full 3pc Bathroom & plenty of STORAGE SPACE. This is the PERFECT spot for movie nights with the family or having friends over for the big game! Ahhhhhh... Time to Relax & Unwind... Bask in the morning sunshine in your EXPANSIVE Backyard Retreat & enjoy the peaceful VIEWS with a warm cup of coffee from your OVERSIZED Two-Tiered DECK, or later in the day fire up the BBQ, take a dip in the MASSIVE 17ft SWIM SPA/HOT TUB or simply relax with your favorite drink with friends around the Built-in Fire Pit! Take a stroll through the PARK &

WALKING PATHS directly out your back gate... the perfect EXTENSION to your OUTDOOR SPACE! Your fully FENCED Backyard also includes 2 storage sheds. Additional RECENT UPGRADES include: NEW Paint, several NEW Appliances, NEW Tankless Water Heater, Central A/C, Central VAC/Electric Dustpan, Water Softener, Security System, Cameras & MORE! Located in a VIBRANT, Family-Friendly Community surrounded by Scenic PATHWAYS, Beautiful GREENSPACES & POND & Year-Round outdoor Recreation, Luxstone is loved for its strong sense of Community, exceptional livability, & countless nearby AMENITIES. Simply MOVE IN & start making new memories with your Family in this Beautiful TURN-KEY Home! \*\*Note: additional washer/dryer rough-in on main floor\*\*