



GRASSROOTS
REALTY GROUP

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229 Luxstone Way SW
Airdrie, Alberta

MLS # A2269642



\$559,899

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Luxstone | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,480 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Private, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Wired for Sound | | |

Inclusions: None

WELCOME to your new home - NO CONDO FEES Beautiful and lovingly well-kept two storey duplex in Luxstone. This home features an open layout, tons of light, hardwood floors throughout the main level, with a spacious kitchen with dark stained maple cabinets, black appliances, and a breakfast bar. A large living room with access to the deck and great size dining room. The upper level features three bedrooms including the primary bedroom with a 4 piece ensuite and walk-in closet. Down the hall are 2 more good sized rooms and a 4 pc bathroom. Upper Level laundry with easy access off the primary bedroom. With oversized single attached garage, this home is perfect for a small family. The illegal suite basement includes 1 bedroom, a full bathroom, kitchen, and family room—offering excellent flexibility and value. The basement is brand new and never occupied. Exceptional value in this home. Huge deck leading to backyard with crab cherry and honey crisp apple trees. Central location close to schools, parks, walkways, transit and amenities. Easy access to 8th St, Deerfoot and Veterans Blvd. Don't miss out on this opportunity and call to book your private viewing today.