



GRASSROOTS
REALTY GROUP

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

**228 Luxstone Place SW
Airdrie, Alberta**

MLS # A2275761

\$520,000



Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Oversized, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Pantry, Walk-In Closet(s)		

Inclusions: None

Bright and inviting, this two-story home is designed for comfortable living and entertaining. The main floor features a large, sun-filled living room, a functional kitchen with a spacious pantry, and a good-sized dining area with sliding doors to the private backyard. A convenient two-piece bathroom completes the level. Step outside to a good-sized, fully fenced backyard featuring a large deck—perfect for summer gatherings and outdoor living. Upstairs, the primary suite is a comfortable retreat with plenty of natural light, a walk-in closet, a private four-piece ensuite, and a balcony to enjoy a morning coffee or evening breeze. Two additional generously sized bedrooms and a full four-piece bathroom provide plenty of space for family or guests. The partially finished basement adds versatility with a family room, a fourth bedroom, a rough-in for an additional bathroom and laundry hookups. Car enthusiasts and hobbyists will appreciate the oversized 18' x 29' heated garage, complete with 220 power, offering plenty of space for vehicles, tools, and projects.