



**228 Luxstone Place SW
Airdrie, Alberta**

MLS # A2275761



\$498,000

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 Pa		
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, 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'x29' heated garage, complete with 220 power, offering plenty of space for vehicles, tools, and projects.