



**GRASSROOTS**  
REALTY GROUP

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**228 Luxstone Place SW**  
**Airdrie, Alberta**

**MLS # A2275761**



**\$520,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 “heated garage, complete with 220 power, offering plenty of space for vehicles, tools, and projects.