



GRASSROOTS
REALTY GROUP

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2101 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2276129



\$649,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,983 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

This is truly one of the best locations in Luxstone. This well-maintained two-storey home features a desirable south-facing backyard and sides onto a serene nature preserve and green space, offering exceptional privacy with only one neighboring property to the west. The beautifully landscaped yard and private patio create an ideal outdoor retreat. Inside, the home offers a functional open-concept main floor perfect for everyday living and entertaining. The main level is filled with natural light from east- and south-facing windows throughout the living room, dining area, and kitchen. The second floor offers a spacious family room, convenient laundry room, and three well-sized bedrooms, including the primary suite with a dual-vanity ensuite, along with a full main bathroom. The newly built basement provides additional living space.