



**1728 Luxstone Drive SW
Airdrie, Alberta**

MLS # A2276691



\$535,000

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|------------------|---|---------------|-------------------|
| Division: | Luxstone | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,585 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind | | |

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|--------------------|--|-------------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Welcome to this beautifully maintained 3-bedroom, 2.5-bath home ideally located in the heart of Luxstone, one of Airdrie's most family-friendly communities. Backing directly onto a tranquil pond, this home offers rare privacy, peaceful views, and a setting that truly elevates everyday living. From the moment you enter, you'll appreciate the bright and open-concept main floor, thoughtfully designed to maximize space, comfort, and natural light. Large windows frame stunning backyard views, creating a calm and welcoming atmosphere — perfect for relaxing evenings or entertaining guests. The layout flows seamlessly, making daily life both functional and enjoyable. Upstairs, the home continues to impress with a spacious bonus room, ideal as a family lounge, media room, home office, or kids' play area — offering flexibility to suit your lifestyle. The generous primary bedroom features a private ensuite, while two additional well-sized bedrooms and a full bathroom provide ample space for family or guests. The unfinished basement presents an incredible opportunity to personalize and expand your living space — whether you envision a home gym, additional bedroom, recreation area, or entertainment zone. This added potential enhances both lifestyle and long-term value. Step outside to enjoy the peaceful pond-facing backyard, where you can unwind, enjoy morning coffee, or take in evening sunsets with no rear neighbours. Located close to schools, walking paths, parks, 10 minutes drive from cross-iron shopping mall, and quick access to major routes, this home offers the perfect balance of tranquility and convenience. Homes with this combination of location, layout, and lifestyle rarely come available. This is your opportunity to secure a beautiful home in one of Airdrie's most sought-after communities — book your

private showing today.