



GRASSROOTS
REALTY GROUP

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2034 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2279633



\$600,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,836 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan		

Inclusions:	Hood Fan
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Welcome to this well-maintained 5-bedroom, 3.5-bathroom family home located in the heart of Luxstone, one of Airdrie's most established and family-friendly communities. The main floor offers a bright, open-concept layout centered around a fully renovated kitchen (2023) featuring updated cabinetry, modern appliances still under warranty, and upgraded flooring that flows seamlessly through the living and dining areas—perfect for everyday living and entertaining alike. Upstairs, the home truly shines with a spacious primary retreat complete with a walk-in closet and 4-piece ensuite, plus a bonus flex area ideal for a home office, homework zone, or quiet reading space. Additional upper bedrooms provide excellent functionality for growing families. The fully finished basement expands your living space with two additional bedrooms, a recreation area and laundry, and a full bathroom—offering flexibility for guests, teens, or extended family. Added upgrades include bathroom countertops, roof in 2017, HWT 2023 Step outside to your own “little piece of heaven”—a thoughtfully upgraded backyard featuring new sod, a pergola, fire pit area, and garden shed, creating a private outdoor space ideal for relaxing or hosting friends and family. Additional highlights include an attached double garage with direct kitchen access, recent mechanical and cosmetic updates, and immediate possession available. Located close to schools, parks, pathways, shopping, and major commuter routes, this home delivers both comfort and convenience. Move-in ready and exceptionally well cared for—this is a home you can feel confident in from day one. Upgrade approx cost sheet available.