



**GRASSROOTS**  
REALTY GROUP

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**503, 703 Luxstone Square SW  
Airdrie, Alberta**

**MLS # A2280555**



**\$349,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,176 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Nicely upgraded 3 bedroom townhome backing on green space with playground across the street! Upgrades include hardwood floors throughout the main, beautiful quartz counters with newer S/S appliances and fresh paint on the main floor and stairwell. The main floor also has 9ft ceilings and large bay windows front and back and a full size walkin pantry in the beautiful kitchen. There is a sunny breakfast nook at the rear and a 2pce powder room off to the side. Upstairs features 3 bedrooms with the huge primary having a walkin closet and a shared 4pce ensuite. The unfinished basement is great for storage, has the laundry area, and roughed in plumbing for future development. This unit also has a nice deck off the rear with extra storage below and comes with 2 parking stalls with #56 located right out front.