



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

MLS # A2280555



\$349,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	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.