



**GRASSROOTS**  
REALTY GROUP

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**57 Luxstone Crescent SW**  
**Airdrie, Alberta**

**MLS # A2281014**



**\$550,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Insulated, Oversized, RV Access/Parking, Single Garage Det		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1-L
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully updated and fully developed home in the desirable community of Luxstone in Airdrie, offering OVER 2,100 sq ft of living space, 5 bedrooms, and 3 full bathrooms on an impressive, oversized corner lot with views of the park. Extensively renovated in 2022, this property was given a new furnace, hot water heater, new roof, new plumbing, new electrical, and of this year stylish vinyl plank flooring throughout, providing peace of mind and modern appeal for years to come. The bright and functional layout is ideal for families, with generous living areas and plenty of room to grow. The huge corner lot truly sets this home apart, complete with RV parking and a gas line on the deck, for effortless summer BBQs and plenty of yard space for families and pets, all while enjoying park views just steps away. The oversized single garage which fits a large truck is heated and includes a workshop area along with 220V 50A power, perfect for hobbyists, electric vehicle charging, or extra storage. Families will love the location, with nearby elementary and middle school options plus St. Martin de Porres High School just a short walk away, making daily routines easy and convenient. Located close to walking paths, parks, and amenities, this is a rare opportunity to own a substantially upgraded home on one of Luxstone's most sought after lots. The home experienced a fire in 2021 which affected a small portion of the house and was professionally remediated by a reputable restoration company. Please contact your favourite realtor for more questions or information. Book your private showing today and come see everything this home has to offer.