



1760 LUXSTONE Drive SW
Airdrie, Alberta

MLS # A2282058



\$564,900

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,703 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, F		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Few Trees, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Alarm System (month to month), 2 TV's on the wall, Venetian Blinds

This SPECTACULAR, MOVE-IN-READY Semi-Detached 2-Storey Home boasting over 2,312 Sq Ft of DEVELOPED Living Space w/4 Beds, 3.5 Baths + A/C for year-round COMFORT on a PRIME 3,872 Sq Ft CORNER LOT w/an OVERSIZED SINGLE ATTACHED GARAGE in the FAMILY-FRIENDLY Neighbourhood of LUXSTONE!! Stepping into the SPACIOUS Foyer, you're greeted w/the combination of THOUGHTFUL DESIGN, UPDATED Finishes + MODERN convenience. Off the Foyer, a 2 pc bath sits next to a 2nd + 3rd coat closets + direct access to the GARAGE. Inside, the OPEN-CONCEPT main floor offers 9' KNOCKDOWN ceilings, HARDWOOD flooring + FRESH Neutral Paint throughout. The 'Heart of the Home' has MAPLE Cabinetry, SS + Black Appliances incl a NEW FRIDGE + NEW Miele D/W, QUARTZ countertops + a LARGE walk-in CUSTOM Corner Pantry w/TONS of STORAGE. ENTERTAIN w/ease in the connected Dining Room - GATHER w/FAMILY + FRIENDS around the table + create LASTING MEMORIES together. The Living Room is a BRIGHT + RELAXING place to unwind w/a corner GAS Fireplace, perfect for NESTLING up on the couch w/loved ones after a long day. Upstairs, the Versatile BONUS ROOM offers a great spot for a PLAY AREA, a HOME OFFICE or a QUIET READING NOOK. The Primary suite has a WALK-Through Closet, a 4 pc EN-SUITE complete w/a Soaker tub for relaxing after a long day. A 4 pc bath, Laundry Room, 2nd + 3rd Bedrooms complete the upper level. The Fully Finished Basement EXPANDS your living space w/a LARGE Family Room, PERFECT for movie nights w/the family-plus a 4th Bedroom offering PRIVACY + COMFORT for guests or extended family, a 4 pc Bath, Storage Room + Utility Room, completing the lower level. LET'S TALK ABOUT UPGRADES!! H2O Tank

(2024), A/C (2024), Miele D/W (2025), Fridge (2025), Paint (2026), CUSTOM Deck (2020), Several Lighting Fixtures (2026), Freshly CLEANED Carpets + Vents + Furnace(2026)!! Spend Sun-Soaked afternoons + warm Summer evenings in your spacious EAST-FACING backyard w/a NEWLY CUSTOM Built Deck, the outdoor space INVITES you to UNWIND under the stars or host UNFORGETTABLE evenings with LOVED ONES. ENJOY the GREENSPACE behind you, w/a pond that is ready for SKATING in the Winter!! Set in the WELCOMING community of LUXSTONE, positioned PERFECTLY for growing FAMILIES, w/EXCELLENT schools nearby, incl St. Martin de Porres High School + CONVENIENT access to SEVERAL Elementary options just MINUTES away. Enjoy EFFORTLESS commuting via Highway 2 + Veterans Boulevard, while SHOPPING, DINING, PARKS, + local transit are all CLOSE AT HAND—offering the PERFECT BLEND of Comfort, Connectivity, + Everyday Convenience. Don’t miss out, book your showing NOW!!