



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**103, 2066 Luxstone Boulevard SW  
Airdrie, Alberta**

**MLS # A2283886**



**\$339,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 327
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to this bright and spacious 3-bedroom, 1.5-bath townhome in the sought-after community of Luxstone. This well-maintained unit offers an open-concept main floor featuring a generous living room that flows seamlessly into the dining nook, overlooking your private deck and peaceful green space. The kitchen is both functional and stylish, complete with upgraded cabinetry and a convenient corner pantry. A 2-piece bathroom completes the main level. Upstairs, you'll find three comfortable bedrooms, including a generous primary suite with a walk-in closet, large window, and direct access to the 4-piece main bathroom. Two additional bedrooms are located just across the hallway—perfect for family, guests, or a home office. The undeveloped basement offers endless potential for future customization. Enjoy the convenience of two assigned parking stalls located directly behind the unit. This established complex is ideally situated close to shopping, schools, parks, and playgrounds. Don't miss your chance to own this amazing home, call your favourite Realtor to book in your showing!