



GRASSROOTS
REALTY GROUP

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349 Luxstone Place SW
Airdrie, Alberta

MLS # A2284919



\$559,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,422 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RI-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Dry Bar, No Smoking Home, Quartz Counters		

Inclusions: garage heater, vacuum system including attachments & powerhead, built in entertainment cabinets in basement, 2 shoe cabinets, one TV mount, shed

You can stop looking! You have found your new home. This newly renovated house will allow you to move in with no worries. The new Kitchen (2024) with Coffee/Wine Bar area and Pinterest worthy Pantry are just the beginning to this thoughtfully designed house. New LVP Floors (2024) on the Main and new Fireplace stone to help tie it all together. New Furnace & HW Tank (2024). The master bedroom which is also renovated has beautiful views of Nose Creek Park. An Easy low maintenance backyard with a brick patio area great for summer bbq's. Large storage shed and detached garage so you can store your outdoor items and park in your garage all year. Beautifully landscaped front yard with seasonal blooms. Built in Entertainment Center in the Basement Hardwired for Surround sound which you can also use in the updated living room. This house has extra built ins and closet shelving as an added bonus. There is much more, too much to list. Come check it out you won't be disappointed but don't wait too long. This one won't last long. NOTE: check out the list of updates in the supplements!