



**106 Luxstone Way SW
Airdrie, Alberta**

MLS # A2290938



\$475,000

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,477 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street, Over		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Alarm Equipment (no contract).		

Inviting 3 Bedroom, 2.5 bathroom side-by-side Duplex with a Double Oversized Detached Garage backing the alley, on a great street lined with mature trees. Boasting FRESH PAINT, NEW CARPETS, Refinished HARDWOOD floors AND a new furnace! This home has a crisp & refreshed feeling — all ready for immediate possession! A cute front pathway and stonework highlight the covered SW facing Front Porch, privately framed by trees and landscaping—an ideal spot to enjoy quiet mornings. Inside, the tiled Foyer hosts an organized closet, and steps into the front Living Room with 3 large windows that flood the space with sunshine. The Kitchen boasts granite countertops, tile backsplash, rich dark cabinetry with lots of storage, an eat-up Kitchen Island, and a convenient Pantry— with a window above the sink overlooking the Backyard...Who is going to love doing dishes?! The Dining area is adjacent, with another large window, creating a comfortable place to gather and easy space to entertain in. At the back entrance you’ll find tile flooring, an organized closet, and a convenient private 2-pc Powder Room with vanity storage. This upper level is impressive, with BRAND NEW CARPET throughout for added comfort and style. ALL 3 Bedrooms include WALK-IN CLOSETS, along with a walk-in Linen Closet for extra storage. The Primary Bedroom also features a 4-pc Ensuite with tiled floors and tub/shower combo. The additional 2 spacious Bedrooms share a tiled 4-pc Bathroom with organized shelving. The Basement already includes two large windows, Laundry area, ROUGH-IN plumbing for your future Bathroom, and provides excellent potential for future development! Stepping outside where this property continues to impress, with a private fenced backyard with loads of potential. The INSULATED 21' x 19' DOUBLE DETACHED

GARAGE that backs onto the PAVED ALLEY, adding both secure parking & additional storage. The community of Luxstone is known for its neighbourhood parks and playgrounds, walking and cycling pathways throughout the greenspaces, nearby schools, great local amenities, and several easy commuting / public transit options. This home sits in a fantastic location within this great community, and checks all the boxes… Schedule your private viewing asap!