



**113 Luxstone Green SW  
Airdrie, Alberta**

**MLS # A2294849**



**\$574,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,434 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, See Remarks		

**Inclusions:** N/A

This exceptional 4-bedroom home is designed for the modern family. Located on a quiet cul-de-sac steps from parks, schools, and shopping, the location is unbeatable. The main floor is highlighted by hardwood flooring and a stylish kitchen with stainless steel appliances and generous island that flows into a dining room perfect for large gatherings. Every inch of storage has been utilized to provide an exceptionally well-organized living experience. Retreat to the upper level to find three generous bedrooms, including a primary suite with a private ensuite and walk in closet. The basement is professionally finished with an extra bedroom and 3 pc bathroom for your guests or your own retreat, providing the perfect "hangout" spot in the large games room. Enjoy summer nights on your oversized rear deck in the fully fenced and landscaped backyard&mdash;this is the one!