



**GRASSROOTS**  
REALTY GROUP

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**744 Luxstone Landing SW  
Airdrie, Alberta**

**MLS # A2294923**



**\$535,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** na

Not to be missed! This is truly one of Airdrie's best buys. This well-priced two-storey home features 3 bedrooms, 2.5 bathrooms, and backs onto a linear green space with a creek running through it. Additional highlights include ceramic tile floors, a gas fireplace in the living room, oak kitchen cabinets and a central island with a raised eating bar. The second floor also offers a loft/den for added versatility. Conveniently located close to schools and shopping. This is a great home at a great value!! A "Schedule A" must accompany all offers to purchase.