



**233 Luxstone Road SW
Airdrie, Alberta**

MLS # A2296582



\$589,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,862 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	DC-25
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Reznor Garage heater, beverage fridge

Welcome to this beautiful updated 3 bedroom home plus main floor office with over 2600 sqft of developed living space across 3 levels with thoughtful renovations throughout. Step inside to a spacious and inviting foyer filled with natural light. The main floor features a stunning new fireplace wall, a convenient 2pc bathroom with new toilet, a versatile office or flex space, ideal for working from home. The spacious kitchen offers plenty of cabinets, granite countertops, large walk-in pantry and has been refreshed with a fresh coat of paint, new refrigerator and dishwasher, The main floor laundry also includes a newer washer & Dryer for added convenience. The open concept layout seamlessly connects the main living areas and overlooks the backyard, perfect for keeping an eye on kids or entertaining guests. Outside the large concrete patio is ideal for summer gatherings and has been reinforced to accommodate a future hot tub if desired and a dedicated dog run is perfect for your furry friends. Upstairs the spacious primary retreat is highlighted by elegant double doors, a walk in closet and a renovated Ensuite featuring dual vanity and dual shower heads. Two additional good sized bedrooms share a 4pc bathroom and a bonus room/flex space offers even more room to suit your needs. The fully finished basement has been completely transformed, boasting a new 4pc bathroom, stylish beverage/bar area and a new furnace. The front attached heated garage includes loads of storage and shelving plus plumbing. Additional extras include, 90amp sub panel in garage, tankless hot water heater, water softener, declorinator, reverse osmosis, CAT8 in basement, plus more. This family home is located in a desirable area close to schools, parks and everyday amenities, this move in ready home offers exceptional value and is move in ready! Must be seen, book a viewing today!