



**336 Luxstone Place SW
Airdrie, Alberta**

MLS # A2300038



\$499,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,413 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Bookshelves in basement.

Welcome to this fantastic cul-de-sac location in Luxstone, offering a fully developed 2-storey home with 4 bedrooms and 3.5 bathrooms—an ideal setup for growing families. From the moment you step inside, you’re greeted with a bright open-concept main floor featuring durable laminate flooring throughout, a spacious living room with a cozy fireplace and bay window, and a large dining area—perfect for both everyday living and entertaining. The kitchen is well laid out with a corner pantry, ample counter space, and a raised eating bar, providing plenty of room for meal prep and casual dining. Upstairs, you’ll find a spacious primary bedroom complete with a walk-in closet and a private 3-piece ensuite, along with 2 additional generously sized bedrooms. The fully developed basement adds even more functional space, featuring a cozy family room, a 4th bedroom, a full 4-piece bathroom, and a good-sized utility room with laundry. Outside, the fully fenced backyard offers a tiered deck—perfect for summer BBQs and entertaining—plus plenty of room for kids to play. The double detached garage with rear lane access provides great parking and storage. Located close to schools, shopping, and with quick access to Highway 2, this is a solid home in a great family-friendly neighbourhood. Book your showing today!