



**805, 620 Luxstone Landing SW
Airdrie, Alberta**

MLS # A2300918



\$379,900

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,156 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: N/A

Great location for this unit, close to Catholic high school, public high school and numerous amenities as well as restaurants. The main floor has solid hardwood throughout giving a natural warm feel. Convenient half bath on the main. Hi there is a good size kitchen with numerous cupboards, a pantry and pot drawers. The eating area and living room overlook a beautiful green space. Step outside from here to the cement patio to enjoy the south backyard. Downstairs is fully finished, which includes the laundry area and spacious rec room, potential office or kids hangout area. Upstairs welcomes you with a good size landing, which feels nice and open. Primary bedroom is large with a walk-in closet and a 4 piece ensuite. Two spare bedrooms at the end of the hall with a 4 piece main bath. The single attached garage gives you a good space for your vehicle.