



**644 Luxstone Landing SW  
Airdrie, Alberta**

**MLS # A2300968**



**\$679,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,856 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, No Neighbours Behind, Re		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		
<b>Inclusions:</b>	none		

Welcome to this stunning and spacious 4-bedroom, 3.5-bathroom home, perfectly situated in a quiet location backing directly onto the serene greenbelt of Nose Creek. Combining comfort, functionality, and natural beauty, this thoughtfully updated home offers an exceptional living experience. The beautiful home features over 2600 sq.ft of developed living space. The main floor showcases an inviting open-concept design, featuring a bright, modern kitchen complete with stainless steel appliances, a central island, and a walk-in pantry—perfect for both everyday living and entertaining. The cozy living room is highlighted by a gas fireplace and large windows that frame peaceful greenbelt views. A generous dining area, convenient half bath, and access to the double attached garage complete this level. Upstairs, you’ll find a spacious vaulted bonus room, three well-appointed bedrooms, and a full bathroom. The primary suite serves as a private retreat, offering a walk-in closet and a luxurious ensuite. The fully finished walk-out basement provides incredible versatility with a 1-bedroom illegal suite—ideal for extended family or potential rental income. Large windows and direct outdoor access ensure abundant natural light and seamless indoor-outdoor flow. Step outside to a beautiful deck, perfect for summer BBQs, with stairs leading down to a low-maintenance backyard that opens onto scenic walking paths along Nose Creek. Conveniently located near schools, shopping, parks, public transit, and with easy access to Deerfoot Trail, this home truly offers the best of space, style, and tranquility. Don’t miss your opportunity to own this exceptional walkout home in a highly desirable location!