



**111 Luxstone Crescent SW
Airdrie, Alberta**

MLS # A2301491



\$525,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,406 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Utility Sink, Central Vacuum

Welcome to the perfect blend of space, comfort, and everyday functionality—this beautifully maintained 4-bedroom home is designed to grow with you. With 3 bedrooms on the upper level and a fully developed basement featuring a spacious 4th bedroom, rec room, and full bathroom, there’s plenty of room for families, guests, or a home office setup. The bright and inviting main floor offers an open-concept layout that’s ideal for both daily living and entertaining. Enjoy a cozy corner gas fireplace in the living room, a well-appointed kitchen with an eating bar and corner pantry, and a dining area with direct access to the backyard deck — perfect for summer BBQs and indoor-outdoor living. Large windows throughout fill the home with natural light, while main floor laundry and a convenient 2-piece powder room add to the home’s thoughtful design. Recent updates, including newer flooring, patio door and fresh paint, create a clean, move-in ready feel. Upstairs, the spacious primary bedroom features a walk-in closet and a private ensuite with a beautiful skylight, creating a bright and relaxing retreat. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The fully finished basement offers even more living space with a generous rec room, an additional bedroom, a 3-piece bathroom, and extra storage—perfect for growing families or hosting overnight guests. Outside, you’ll love the large backyard with plenty of space to relax, entertain, or play. The generous deck includes a BBQ gas line and room for patio furniture, while the yard offers endless potential for gardening, a fire pit, or outdoor activities. The fully insulated and sheeted double detached garage with epoxy-coated flooring adds both convenience and durability. Ideally located close to schools, parks, shopping, walking paths, and major commuter

routes, this home offers a fantastic lifestyle in a welcoming, family-friendly community.