



**2128 Luxstone Boulevard SW  
Airdrie, Alberta**

**MLS # A2303539**



**\$599,999**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Luxstone                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,686 sq.ft.                                                            | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Detached, Garage Door Opener, Insulate |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard                                                               |               |                   |

|                    |                                       |                   |    |
|--------------------|---------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame, Wood Siding | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home, No Smoking Home       |                   |    |

**Inclusions:** N/A

Welcome to this well-maintained 2-storey home in the desirable community of Luxstone in Airdrie, ideally located close to schools, parks, shopping, and everyday amenities. Offering a bright and functional open-concept layout, this home is perfect for families or investors alike. The main floor features a spacious living room with a cozy gas fireplace and large windows that bring in plenty of natural light. The kitchen is complete with granite countertops, a central island, stainless steel appliances, and ample cabinet space. A convenient main floor laundry area and a 2-piece bathroom. Step outside through the sliding patio doors onto a nicely sized deck. Upstairs, you'll find 3 well-sized bedrooms along with a full 4-piece bathroom and a bonus room. The master bedroom includes a full walk-in closet along with a 5-piece ensuite. The fully developed basement (illegal bachelor suite) offers excellent additional living space, including its own kitchen, a generous dining area along with a 4-piece bathroom. Outside, enjoy a private backyard with space for kids and pets, along with a double attached garage and a large driveway offering plenty of parking. This home combines space, value, and a great location an excellent opportunity you don't want to miss. Washer sold as is.