



**777 Luxstone Landing SW
Airdrie, Alberta**

MLS # A2148128



\$609,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,575 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Many Trees,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning 2-storey home in Luxstone, the heart of Airdrie! With over 2200 sq. ft. of beautifully designed living space, this home offers everything you need for comfortable and stylish living. Off the welcoming entrance, you'll be greeted by a clean and bright kitchen featuring classy alder cabinets and gleaming maple hardwood flooring. The spacious living room, complete with a cozy fireplace, provides the perfect spot for family gatherings and relaxation. The large dining area leads to a private backyard oasis, ideal for entertaining or unwinding while enjoying the serene green space it backs onto. Upstairs, discover two generous-sized bedrooms and a luxurious primary suite with a 4-piece ensuite, offering a peaceful retreat at the end of the day. The fully developed basement includes a fourth bedroom, perfect for your growing family or hosting guests. This home is delightfully located close to schools and a variety of all major shopping, as well as enjoyable outdoor amenities. A short walk to enjoy the beauty of Nose Creek Park featuring walking paths, an off-leash park area, trout-stocked pond, playground, pickle-ball courts, a concession area, outdoor theatre space, the Festival of Lights in winter, and year-round events. Don't miss the opportunity to make this incredible home yours. Schedule a viewing today and experience all that this wonderful property and community have to offer!