



**329 Luxstone Green SW
Airdrie, Alberta**

MLS # A2158548



\$650,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,714 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wood/Pipe Shelving in Den, Wooden Shelf in Kitchen, Storage Shed		

BEAUTIFULLY RENOVATED | LARGE PIE LOT | CUL-DE-SAC LOCATION | STEPS TO THE PATHWAY! This gorgeous, renovated home has an excellent location on a quiet cul-de-sac that is literally just steps away from the pathway system that leads to the green space, playground, pond, schools and the Luxstone pedestrian tunnel that connects the community directly to Nose Creek Regional Park with a playground, pickleball courts and off-leash park. Upon entering you are immediately greeted by the spacious foyer open to the upper level with the staircase adjacent to the functional front office/computer room that provides a quiet workspace away from primary living areas. The living room is centred around a lovely stack-stone fireplace with rustic wood mantle and flows seamlessly into the dining area that provides access to the back deck and large landscaped yard. The kitchen has been completely transformed into an inviting contemporary farmhouse space featuring quartz countertops, corner undermount sink, subway tile backsplash, undercabinet lighting, walk-in pantry and rustic wood accents. The main level is completed with a laundry/mudroom off the garage and an updated half bathroom. On the upper level you will find the main 4-piece bathroom and 3 generously-sized bedrooms including the huge primary suite that has a view of the landscaped yard and offers a spacious walk-in closet and a 4-piece ensuite bathroom with a soaker tub, extra long vanity with storage and a make-up counter, water closet and a separate shower stall. The basement is partially finished with a fourth bedroom and additional 3-piece bathroom, offers excellent storage space and also loads of potential to develop the main living space into a recreation/games room, home gym, kids play area or the ultimate home theatre. The large pie lot provides a spacious landscaped back

yard that is truly an oasis with an abundance of outdoor living space; spend your time hosting barbecues on the huge 19' x 14' deck, watching the kids play in the yard or enjoying a morning coffee on the front porch. The list of upgrades and additional features includes wide plank laminate flooring throughout the main level, extra sidewalk along the south side of the home, updated lighting fixtures, newer laundry pair, custom rustic wood TV mount features, drywalled and insulated garage, French doors to the office, storage shed, gorgeous fully landscaped yard and more. Welcome Home.