



**604, 620 Luxstone Landing SW  
Airdrie, Alberta**

**MLS # A2191046**



**\$439,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Low		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 327
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Storage		

**Inclusions:** none

Welcome to this charming 3-bedroom, 2.5-bathroom townhouse in the sought-after Luxstone neighborhood of Airdrie, perfect for families and professionals alike. As you step inside, you'll be greeted by the warmth of hardwood and tile flooring that spans the entire main floor, creating a seamless and elegant flow. The heart of the home features a modern kitchen equipped with a functional island that doubles as an eating bar, ideal for quick meals or entertaining guests. Complementing the kitchen's sleek design are stainless steel appliances that add a touch of sophistication. The cozy and inviting living room boasts a beautiful gas fireplace that is a stunning focal point. Upstairs, the primary bedroom offers a private sanctuary with a 4-piece ensuite, providing a perfect retreat after a long day. All bedrooms are well-sized and benefit from natural light, enhancing the home's airy feel. Unique to this unit, the backyard is fenced, offering privacy and security, and it is the only unit in the complex with this feature. The backyard faces south, ensuring plenty of sunlight throughout the day, and backs onto a park with scenic walking paths, perfect for outdoor activities and family strolls. You're just a short walk from the Nose Creek Off-Leash Dog Park, a haven for dog owners and nature enthusiasts to enjoy quality outdoor time with their pets. Practical features include a single attached garage, ample storage options throughout, and a laundry area in the basement. Recent upgrades include all new light fixtures and faucets, adding a modern touch to the home. Located in a family-friendly community, this townhouse is conveniently close to schools, shopping centers, and transit options, making daily commutes and errands a breeze. The neighbors are exceptionally quiet, ensuring a peaceful living environment. This Luxstone townhouse is more than just a house; it's a place to call home. Don't miss out

on this exquisite property that combines comfort, convenience, and luxury.