



**803, 2005 Luxstone Boulevard SW
Airdrie, Alberta**

MLS # A2196857



\$399,000

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Lot, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: none

3 BEDROOMS | 2 PARKING STALLS | FRONT PORCH | SOUTH-FACING FRONT | OPEN FLOOR PLAN | STYLISH DESIGN | VERY WALKABLE LOCATION! Beautifully styled 3 bedroom townhouse with a great outdoor spaces and low condo fees. The front porch greets guests and entices peacefully morning coffees watching the sun rise. Inside, the sophisticated main floor is basked in natural light with a modern design that is both stylish and practical. Clear sightlines allow for easy interaction between the kitchen, dining and living rooms, perfect for entertaining and unobstructed conversations with family. Culinary creativity awaits in the well laid out kitchen featuring a raised counter as casual breakfast bar seating. This level is also home to a convenient powder room. On the upper level is a 4-piece family bathroom and 3 spacious and bright bedrooms including the primary oasis complete with a large walk-in closet and a cheater door to the main bathroom, The basement is home of a huge rec room with big window along with a full bathroom with stand-up shower, laundry room and a storage room. Ideally located Just steps to Luxstone plaza with a gas station, a 7-11, Pizza store, barbershop and loads of other amenities, shops and restaurants for ultimate convenience and walkability. When you do need to leave the community there is easy access to Deerfoot Trails, Cross Iron Mills Mall, Costco, YYC airport, Truly an outstanding location for this beautiful, move-in ready home!