



**GRASSROOTS**  
REALTY GROUP

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**193 LUXSTONE Way SW**  
**Airdrie, Alberta**

**MLS # A2199358**



**\$499,999**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,699 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Low Density Residential D
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

A Gorgeous (NO CONDO FEES) 2-Storey Duplex in Luxstone SW Airdrie Welcome to your dream home! This bright and spacious residence has been thoughtfully designed & well-maintained to meet all your needs and more. This 1699 square feet home is located in a highly desirable, safe & family friendly neighborhood. This property features an attached single car garage, a private south-facing spacious backyard, perfect for outdoor entertaining or hosting summer BBQ, complete with a deck, fence and beautiful landscape. Step inside to discover an OPEN CONCEPT FLOOR PLAN with a modern kitchen with gorgeous dark maple cabinets and black appliances—ideal for both casual dining and culinary creations. The oversized living and dining rooms offer plenty of space for family gatherings and entertaining around a gas fireplace. On the main level, a convenient powder room adds to the home’s functionality. Upstairs, you’ll find three generously sized bedrooms, including a master suite with a large walk-in closet and an upgraded en-suite featuring a beautiful tiled soaker tub, walk in shower and a stylish vanity. Two additional bedrooms offer ample space for family or guests, and a 5 piece bathroom with dual vanities/sinks and a private enclosure for the toilet and bath tub for added convenience. The unfinished basement with 2 large windows is a blank canvas, ready for your creative vision—whether you want to add a home theater, gym, office or additional living space. This home is move-in ready and it truly offers the perfect blend of comfort, style, and functionality. Don’t miss out—schedule your showing today!