



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2199358**



**\$515,000**

<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

Elegant & Gorgeous 2-Storey Duplex in Luxstone &ndash; No Condo Fees Welcome to your dream home! This bright and spacious residence has been thoughtfully designed & well-maintained to meet all your needs and more. Located in a highly desirable 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 a modern kitchen with gorgeous dark maple cabinets and black appliances&mdash;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&rsquo;s functionality. Upstairs, you&rsquo;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 his and hers 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&mdash;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&rsquo;t miss out&mdash;schedule your showing today!