



GRASSROOTS
REALTY GROUP

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2043 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2200245



\$600,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Stone Counters		

Inclusions: Shed, Kids playhouse

WELCOME HOME! This Beautiful Family Home is nestled on a LARGE LOT just steps to the PARK in the Highly DESIRABLE & Vibrant Community of Luxstone & features MANY UPGRADES throughout! Boasting nearly 2500ft over 3 levels, the main floor showcases a Bright & SPACIOUS Open Concept design enhanced by 9ft Ceilings & the 2 story Foyer with balcony, Rich HARDWOOD Flooring & Large WINDOWS allowing the Natural Light to cascade throughout! The layout flows seamlessly from the Living Room with cozy Gas Fireplace through the Dining Area & CHEF'S Kitchen, featuring Upgraded Cabinetry, STONE Counters & Central Island with Eat-Up Bar, providing an expansive and inviting space, perfect for just curling up with a good book or entertaining Family & Friends! Completing this level is a DEN/OFFICE (or 4th BEDROOM), Powder Room & Laundry/Mud Room. Heading upstairs, your SPACIOUS Master Retreat features a Large WALK-IN Closet & Full Private ENSUITE. Rounding off this level are 2 MORE generously sized BEDROOMS & another Full Bath. Step outside into your EXPANSIVE outdoor space & enjoy the Huge DECK, the perfect spot for BBQ's & playtime with the kiddos! Your Nicely Landscaped Backyard also includes a Shed, Custom-built Kids Playhouse (or "Dog Palace") outfitted with lighting & plenty of space to invite all the Friends & Family over. Loved for its Strong sense of Community, natural BEAUTY & access to numerous Amenities, Luxstone is surrounded by GREEN SPACES, Walking Paths, Parks, Playgrounds & Schools providing ample OPPORTUNITIES for YEAR-ROUND Recreation & MORE! Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!

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