



**401, 620 Luxstone Landing SW  
Airdrie, Alberta**

**MLS # A2200461**



**\$434,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Central	<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

TURN KEY!!! Welcome Home to this adorable Town in the Heart of Airdrie. This END UNIT Boasts an Attached Garage and a Professionally Developed Basement WITH WINDOWS in the most desirable area of the complex. No Neighbors Behind You! To Love: 3 Bed, 3.5 Bath, OPEN CONCEPT, NEW QUARTZ COUNTERTOPS, NEW CARPETING, Fresh Coat of Paint and a Central Vacuum System. The Kitchen is very Functional and even offers Pots & Pans Drawers. The PRIMARY SUITE will keep you comfortable with a FULL BATH & WALK-IN CLOSET. The basement layout was left open to ensure it remained a multi-use space. Rec Room? Bedroom/Living? Bedroom/Office? Studio for a Roommate? Endless Options! Not Enough? Add a Healthy Reserve Fund, Lock & Go with Exterior Maintenance Included, Premium Location in Complex across from the Playpark AND Visitor Parking, Quick Commute to All Shops and Services, and Walking Distance to Schools! Airdrie is a Smaller City adjacent to the City of Calgary. It is a Quick Drive to the Legendary Cross Iron Mills Mall and Calgary Airport. You can also Travel to Banff & Canmore in less than an hour and a half, not to mention many other parks and attractions Alberta has to offer! Come for a Visit Today, and Maybe Just Stay a Little While Longer&hellip;