



GRASSROOTS
REALTY GROUP

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**302, 703 Luxstone Square SW
Airdrie, Alberta**

MLS # A2201104



\$410,000

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,159 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance L		

Heating:	Forced Air
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Chandelier

Water:	-
Sewer:	-
Condo Fee:	\$ 271
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: Cabinets in bathrooms

Welcome to this spacious fully developed townhome with over 1600 SF of developed space; nestled in the desirable community of Luxstone in Airdrie. Step inside to be greeted by a bright and inviting living room that flows seamlessly into the adjacent kitchen. The kitchen features a wrap-around island, ample cabinet space, and connects to a cozy dining area—perfect for everyday meals or entertaining guests. This home offers a total of three bedrooms: two located on the upper level (PLUS a bonus room) and one in the fully developed basement. You’ll find a convenient main floor bathroom, a four-piece bathroom upstairs, and a three-piece bathroom in the basement, offering comfort and flexibility for the whole family. The basement also features a laundry room, a versatile den/office space ideal for working from home, and a comfortable additional living area. Enjoy the outdoors in your private backyard, complete with a balcony/deck—perfect for morning coffee or evening relaxation. Located in the vibrant city of Airdrie, this home is close to everything you need. Families will appreciate the nearby schools, parks, and playgrounds. Airdrie offers over 100 kilometers of scenic walking and biking paths that connect the community, making it easy to stay active and explore. You’re just minutes away from shopping at Sierra Springs or downtown Airdrie, and a short drive to CrossIron Mills for even more retail and dining options. Whether you’re raising a family or simply looking for a well-connected and welcoming neighborhood, this home in Luxstone is for you!