



GRASSROOTS
REALTY GROUP

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2139 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2202677



\$649,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: Washer/dryer, central air conditioner, gas stove, hood range, dishwasher, all window coverings, refrigerator, microwave, attached shelves in garage

Tucked away in the heart of Luxstone, this beautifully maintained home offers the perfect blend of warmth, functionality, and modern updates. This home will please the discerning buyer with a WEST-FACING backyard, a FINISHED BASEMENT, and thoughtful upgrades such as airy 9’ ceilings, gleaming hardwood floors, and an open-concept main floor. A gas fireplace adds warmth to the living room, while the kitchen features ample cabinetry, a gas stove, and seamless flow into the dining space. Patio doors open to a large deck, perfect for summer evenings. A main-floor office makes working from home a breeze, and you will find the addition of a powder room to complete the main floor. Upstairs, the primary suite is a private retreat with a walk-in closet and ensuite. Two additional bedrooms are bright and spacious, and the bonus room is an excellent space for relaxing with the family and catching up on your favourite shows. The fully permitted basement offers incredible versatility, featuring a large rec room, additional bedroom, full bathroom, and prep space that could potentially be converted to a kitchenette. Whether you envision a bar, entertainment space, or private guest suite, this level is full of possibilities. Additional highlights include central air conditioning, a double garage, and roof and siding were done in 2014, ensuring long-term peace of mind. Ideally located near schools, parks, and all the conveniences of Luxstone, this is the home you’ve been waiting for.