



**1304, 703 Luxstone Square SW
Airdrie, Alberta**

MLS # A2208802



\$385,000

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,173 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 271
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

This freshly UPDATED 2-story townhouse offers an inviting and spacious layout, ideal for first-time homebuyers or as a lucrative investment opportunity. With quick possession available, you can move in or rent out right away! The open-concept main floor features 9' ceilings, durable and modern NEW LVP flooring, a bright and airy living room highlighted by a large front bay window that floods the space with natural light. The functional kitchen is equipped with a raised eating bar, a corner pantry, and plenty of counter and cupboard space, ensuring both convenience and practicality. The adjoining dining space creates the perfect setting for family meals or entertaining friends. From there, step outside to the rear common green space, providing a peaceful outdoor area to enjoy. On the main level, you'll also find a 1/2 bath for added convenience. Upstairs has all NEW PREMIUM carpet and fresh paint, you'll find three generously sized bedrooms, a 4-piece bath which is a cheater ensuite, offering direct access from the master bedroom for added comfort and privacy. The large unfinished basement offers potential for future development and includes the laundry area, providing ample storage space. Two parking stalls provide convenient off-street parking, and the home's location is ideal for easy access to a variety of amenities. Enjoy close proximity to schools, playgrounds, medical services, grocery stores, walking paths, and more! Whether you're a first-time buyer looking to get into the market or an investor seeking a move-in-ready property in a desirable area, this townhouse is the perfect choice. Schedule your viewing today!