



GRASSROOTS
REALTY GROUP

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581 Luxstone Landing SW
Airdrie, Alberta

MLS # A2211985



\$725,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,281 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

This 4-bedroom, 3.5-bathroom walk-out home in Luxstone, Airdrie, is the perfect combination of style, space, and modern upgrades. With high ceilings and rich wood cabinetry, the open-concept main floor feels bright and inviting. The living room features a cozy gas fireplace, while the kitchen boasts brand-new stainless steel appliances (2023), granite countertops, a large island, and a walk-in pantry. The dining area leads to the back deck, complete with a retractable awning, gas BBQ hookup, and enclosed storage below. A main-floor laundry room, powder room, and double-attached garage add convenience. Upstairs, the primary suite offers a spacious walk-in closet and a spa-like 5-piece ensuite with heated floors, a jetted tub, a double vanity, and an enclosed water closet. Two additional bedrooms and a large bonus room provide the perfect space for a growing family. The fully finished walk-out basement includes a huge rec room, a fourth bedroom, a three-piece bathroom, and extra storage. The fully fenced backyard backs onto green space with no neighbors behind, creating a private retreat. Additional upgrades include brand-new central air conditioning (2023) and central vacuum. Located just minutes from Genesis Place, schools, parks, shopping, and walking paths, this home offers unbeatable value in a prime location.