



**GRASSROOTS**  
REALTY GROUP

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**75 Luxstone Crescent SW  
Airdrie, Alberta**

**MLS # A2212074**



**\$555,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** BBQ Gazebo

Welcome to this Lovely Home with in Luxstone that is Fully Finished with a Huge Recreation Room, No Carpets throughout, and has an oversized Double Detached Garage on a Large SOUTH FACING Yard. When you arrive, you are welcomed by the Front Porch perfect for that morning coffee and a visit. As you step into the Home you will notice the Cathedral Ceilings in the Foyer and lots of space to welcome guests. The Main Level that features a Living Room with a Gas Fireplace and Large Window for Natural Light and opens to the Kitchen and Dining area. The Kitchen features an Island, Panty, and Lots of Cabinetry. The Dining area can hold a Large Table and has the Patio doors to the Back Deck. The Large Laundry Room and Half Bath are also on the Main Level. The Upper Level has a Large Primary Bedroom with Bay Windows, a Walk in Closet, and a 4 pc Ensuite. The 2 additional Bedrooms are great sizes and the 4 pc Bathroom finish the Upper Level. The Lower Level is finished and has a Huge Recreation Room with a Legal sized Windows (lots of room to add a 4th bedroom if needed), and a 3 pc Bathroom with Shower Stall. The South Facing Yard has tons of room for the kids to play in. The Oversized Double Detached Garage is 21'4" x 21'4". Shingles on Home and Garage, Primary Bedroom Window, and North Siding were all replaced in 2015. This home is located close to schools, playgrounds, transportation, and shopping. Ensure you watch the video tour on MLS or Realtor.ca. Let's make this your Home!