



GRASSROOTS
REALTY GROUP

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644 Luxstone Landing SW
Airdrie, Alberta

MLS # A2228818



\$679,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaping		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	None		

Welcome to this stunning and spacious 4-bedroom, 3.5-bathroom home nestled in a quiet location, backing directly onto the peaceful greenbelt of Nose Creek. This thoughtfully updated home offers the perfect blend of comfort, function, and natural beauty. The main floor features an inviting open-concept layout, a bright kitchen with stainless steel appliances, an island, and a walk-in pantry — ideal for everyday living and entertaining. The cozy living room boasts a gas fireplace and large windows with tranquil greenbelt views. A spacious dining area, convenient half bath, and access to the double attached garage complete the main level. Upstairs, enjoy a vaulted bonus room, three well-sized bedrooms, and a full bathroom. The primary suite includes a walk-in closet and a private ensuite bath. The fully finished walk-out basement offers excellent flexibility, featuring a 1-bedroom illegal suite — perfect for extended family or potential rental income. Large windows and direct outdoor access provide plenty of natural light and seamless indoor-outdoor living. Step out onto the beautiful deck, ideal for summer BBQs, with stairs leading down to a low-maintenance backyard that opens directly onto scenic walking paths. Located close to schools, shopping plazas, parks, and public transit, with easy access to Deerfoot Trail, this home is a true gem offering space, style, and serenity all in one. Don't miss your chance to view this incredible walkout home in a prime location!