



GRASSROOTS
REALTY GROUP

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805, 620 Luxstone Landing SW
Airdrie, Alberta

MLS # A2300918



\$374,900

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,156 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions:	N/A
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Tucked in the Luxstone community, you will find this quiet townhouse community! Enjoy the perfect combination of comfort, convenience, and peaceful views in this well-maintained home backing onto a beautiful green space. Relax on your private south-facing patio with no neighbours directly behind, creating the ideal setting for morning coffee, evening BBQs, or watching the kids play. The main floor welcomes you with warm solid hardwood flooring and a functional open-concept layout designed for everyday living. The spacious kitchen offers abundant cabinetry, pot drawers, a pantry, and plenty of prep space, flowing seamlessly into the dining area and bright living room overlooking the green space beyond. A convenient two-piece powder room completes the main level. Upstairs, the generous primary retreat features a walk-in closet and private four-piece ensuite. Two additional bedrooms and a full four-piece bathroom provide plenty of room for children, guests, or a home office, while the open landing adds to the spacious feel of the upper level. The fully finished basement expands your living space with a large recreation room that easily adapts to a family room, media room, children's play area, home gym, or office. The laundry area is conveniently located on this level. Completing the home is a single attached garage and an unbeatable location close to Catholic and public high schools, shopping, restaurants, parks, and everyday amenities. Whether you're a first-time buyer, a growing family, or an investor, this home offers exceptional value in a highly convenient location.