



GRASSROOTS
REALTY GROUP

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773 Luxstone Landing SW
Airdrie, Alberta

MLS # A2305050



\$550,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Level, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	None		

4 BEDROOMS | 2 1/2 BATHROOMS | 2-STOREY | 1,977 SQFT | DOUBLE ATTACHED GARAGE | BACKING ONTO GREEN SPACE |
Welcome to this inviting family home in the desirable community of Luxstone, offering 1,977 sqft of well-designed living space with 4 bedrooms and 2.5 bathrooms. Perfectly situated backing onto green space and a walking path, this home provides the ideal blend of comfort, functionality, and location. Step inside to a bright and open main floor featuring large south-facing windows that fill the space with natural light. The spacious living room with a cozy gas fireplace is perfect for gathering with family or relaxing at the end of the day. The kitchen offers plenty of cabinet and counter space along with a large island with breakfast bar and an enormous walkthrough pantry, making it easy to stay organized and perfect for entertaining. The adjacent dining area provides ample seating and opens onto the backyard with a deck and BBQ gas line, creating a great indoor-outdoor flow. A convenient mudroom and main floor laundry are located just off the garage for added everyday functionality. Upstairs, the primary suite offers a true retreat with a large walk-in closet and a 5-piece ensuite featuring a soaker tub and separate shower. Three additional spacious bedrooms with closets and a full 4-piece bathroom complete the upper level, providing plenty of space for a growing family. The unfinished basement offers excellent potential for future development or to create your own custom space. Outside, enjoy a fully fenced backyard with a dog run, irrigation system, and direct access to the green space behind. Additional features include central air conditioning (2022), updated hot water tank (2019), and a double attached garage. Located close to parks, schools, shopping, and all amenities, this home is perfect as your first home or for a growing

family. Book your showing today!