



GRASSROOTS
REALTY GROUP

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754 Luxstone Gate SW
Airdrie, Alberta

MLS # A2305074



\$464,900

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Clean and immaculate 3 bedroom up plus bedroom in basement with large widow. 2.5 baths. Great layout in this home featuring large kitchen with lots of cupboard space and pantry, separate dining area, cozy living room with gas fireplace overlooking the backyard which has a large deck, garden, flower box and is totally fenced. The lower level has a bedroom and the potential for a rec room with a window, roughed in plumbing for a bathroom and plenty of storage. The single garage an alcove storage area. This home is located close to schools, shopping, transit and parks. PLUS NOT A CONDO SO NO FEES.