



**GRASSROOTS**  
REALTY GROUP

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**664 Luxstone Landing SW  
Airdrie, Alberta**

**MLS # A2315122**



**\$659,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Opportunities like this are hard to find. Situated on a deep lot with only one direct neighbor, this beautifully maintained walkout home offers exceptional privacy, stunning views, and over 2,674 sq. ft. of developed living space. Step into the welcoming foyer and discover a bright sitting room and spacious dining area, perfect for hosting family and friends. The main living area features a cozy gas fireplace with an upgraded mantle and plenty of space for comfortable seating. The kitchen is thoughtfully designed with a pantry, ample drawer storage, newer high-end stainless steel appliances, and a sink perfectly positioned to enjoy views of the natural creek. A private main floor den with double doors provides an ideal space for working from home. Upstairs, you’ll find three generously sized bedrooms and a full bathroom. The spacious primary suite overlooks the creek and features a large ensuite with dual sinks, a soaker tub, and a separate water closet. The fully developed walkout basement adds approximately 541 sq. ft. of additional living space, complete with a large recreation area ideal for a home gym, theatre, or games room, another full bathroom, and a dedicated workshop for hobbyists or DIY enthusiasts. Nature lovers will appreciate the tranquil setting, with the creek attracting wildlife including ducks, herons, and cranes. The pathway system and pond are located just across the street, creating endless opportunities for walking and outdoor enjoyment. Recent upgrades include a new furnace (2024), newer high-end stainless steel refrigerator, electric stove, dishwasher, washer and dryer, upgraded basement flooring, and roof shingles (2016). Located on a quiet street while remaining close to shopping, schools, and downtown Airdrie, this unique property offers the perfect combination of privacy, nature, and convenience. Don’t miss your chance

to own one of the area's most distinctive homes. Please click the Virtual Tours for more details!