



**GRASSROOTS**  
REALTY GROUP

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**2067 Luxstone Boulevard SW  
Airdrie, Alberta**

**MLS # A2322057**



**\$614,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Yard Drainage		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

4 BEDROOMS - 3.5 BATHROOMS - FULLY FINISHED - LARGE YARD - DOUBLE ATTACHED GARAGE. Stylish and spacious, all with a great location in the highly desired community of Luxstone, this upgraded home blends sleek design elements with everyday functionality across more than 2,700 sqft of developed space. Just off the front door find your access to your convenient 2pce powder room and attached double garage, making parking effortless year-round, plus extra storage or a workshop. Then inside, you're greeted by a flood of natural light through large windows, accentuating the open layout and stylish finishes. The main floor is all about connection and comfort. The inviting living room, anchored by a cozy gas fireplace, is made for everything from lazy Sundays to lively gatherings. Also on the main floor is a den/office room. Rich hardwood flooring adds a contemporary touch, while the expansive kitchen steals the show with granite countertops and sleek stainless steel appliances that tie the space together beautifully. A generous dining area flows seamlessly to the backyard, where your massive east-facing, sun-drenched deck with gazebo coverage, a dedicated dog run, and plenty of green space invite you to enjoy morning coffees, summer BBQs, and effortless outdoor living. Upstairs, enjoy your expansive bonus room with large windows overlooking your neighborhood. The large primary suite offers a peaceful retreat with its own elegant 4pc ensuite. Two additional bedrooms and another 4pc bathroom provide plenty of room for family, guests, or a home office setup. The fully finished basement is as versatile as it is cozy &mdash; the perfect spot for an additional living space, a kids&rsquo; zone, or a quiet workspace &mdash; plus a spacious fourth bedroom for added flexibility. Located in the vibrant, family-friendly community of Luxstone, you're just

steps from parks, playgrounds, walking and biking paths, schools, transit, and all the shopping and amenities that SW Airdrie has to offer. Book your private viewing today while it lasts!