



GRASSROOTS
REALTY GROUP

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578 Luxstone Landing SW
Airdrie, Alberta

MLS # A2323427



\$529,500

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,786 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions:	N/A
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This home offers a fantastic layout for a growing family, freshly painted throughout and ready for your personal touch. The entrance welcomes you in with vaulted ceilings and hardwood flooring flowing through the main level. The kitchen features granite countertops, stylish cabinetry, and a walk-through pantry. An iron spindle staircase leads to a functional bonus room with high ceilings, ideal flex space for the whole family. Upstairs, three well-sized bedrooms include a primary retreat with a walk-in closet and an ensuite bath with a corner soaker tub, separate shower, and private toilet room. A second full bathroom serves the additional bedrooms. The basement is finished with a spacious bedroom with a walk-in closet, a full bathroom, and a great rec room. The previous owners reportedly upgraded subfloors and added sound insulation in the basement. Outside, a back lane offers RV or trailer parking with extra distance from neighbours, plus the convenience of a double front attached garage. This is a great opportunity to own a home with a double front attached garage, a popular functional layout, and rear lane access at a great price point.