



GRASSROOTS
REALTY GROUP

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744 Luxstone Landing SW
Airdrie, Alberta

MLS # A2328521



\$589,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,456 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversize		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Lawn, No Back Lane, Private, Views		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Like-New Fully Renovated Canal-Backing Home of 1990+ Sq. Ft. with illegal Basement Suit in Luxstone, Airdrie! Welcome to this beautifully fully renovated 4-bedroom, 3.5-bathroom home in the highly desirable community of Luxstone. Backing directly onto the peaceful canal, this exceptional property offers stunning views, outstanding privacy, and a spacious backyard with no public pathway behind. The open and inviting layout is perfect for both everyday living and entertaining. The main floor has been extensively updated with a brand-new designer kitchen, upgraded smart appliances, premium-quality flooring, fresh paint throughout, and many other modern upgrades, making this home truly move-in ready. The upper floor offers 3 spacious bedrooms, including a luxurious primary bedroom with a walk-in closet and a full ensuite bathroom. The other two bedrooms are generously sized and share another full bathroom. A dedicated bonus room on the upper level provides the perfect space for a family room, home office, or entertainment area. The fully developed basement features a 1-bedroom, 1-bathroom illegal suite with a separate side entrance and a fully functional kitchen—ideal for extended family, guests, or additional income potential subject to City approval. Enjoy your morning coffee or evening sunsets overlooking the tranquil canal and green space from your private backyard. The beautifully designed two-tier deck in huge Backyard creates the perfect outdoor space for summer gatherings, BBQs, and relaxing evenings while enjoying the serene surroundings. Additional features include a double attached garage and an extra-long driveway, perfect for larger trucks and multiple vehicles. Conveniently located close to schools, parks, shopping, and everyday amenities, with quick and easy access to major highways for an

effortless commute. Don't miss this rare opportunity to own a beautifully updated waterfront home in one of Airdrie's most sought-after communities. Call your favourite Realtor to book a private showing of this Beautiful property.