



GRASSROOTS
REALTY GROUP

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1925 Luxstone Park SW
Airdrie, Alberta

MLS # A2328960



\$750,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: Refrigerator, Vanity Cabinet in the Primary Bathroom

OPEN HOUSE SATURDAY JULY 18 1 PM -3 PM SUNDAY JULY 19 2 PM - 4 PM. Every once in a while, a home comes along that truly has it all—and this is one of them. You're not just buying a house—you're buying a lifestyle. Located on one of Luxstone's most desirable streets, this is the kind of neighborhood where people move in and never want to leave. In fact, many of the original homeowners are still here today. Need a day home? No problem—there's one right on the street. Have school-aged kids? They'll love being able to walk to several nearby schools, making those busy mornings that much easier. Backing onto a huge green space with walking paths right outside your backyard, this is where everyday moments become lifelong memories. Picture yourself relaxing on your WEST FACING DECK while the kids play in the open green space behind the home while the playground is just a two-minute walk away. The backyard is where you'll want to spend all summer, complete with a brand-new PERGOLA with adjustable shades, a HOT TUB, and breathtaking Alberta sunsets. Inside, this extensively renovated home offers six spacious bedrooms, including the convenience of a MAIN FLOOR BEDROOM with a FULL BATHROOM right beside it—perfect for guests, grandparents, a home office, or multi-generational living. Upstairs, the spacious primary retreat features a beautifully renovated ensuite with dual vanities and a huge walk-in closet. Two additional generously sized bedrooms share a second full bathroom, while the stunning vaulted bonus room is the perfect place for family movie nights. The professionally developed basement offers vinyl plank flooring and adds even more flexibility with TWO ADDITIONAL BEDROOMS, a full bathroom, a kitchenette, and a SEPARATE SIDE ENTRANCE, making it ideal for

extended family or offering potential as a mortgage helper or future short-term rental (subject to municipal bylaws and any required approvals). Recent updates include NEW ROOF (2021), NEW CARPETS (2022), and KITCHEN RENOVATION (2022). To top it all off, the home is equipped with CENTRAL A/C, an EV CHARGER and SOLAR PANELS helping reduce energy costs while adding long-term value. Living in Luxstone means enjoying one of Airdrie's most established communities, with schools, parks, playgrounds, walking paths, shopping, restaurants, and everyday amenities all just minutes away. Homes like this don't come along often. If you've been waiting for a home that truly has it all, this is one you won't want to miss.