



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**793 Luxstone Landing SW**  
**Airdrie, Alberta**

**MLS # A2329711**



**\$568,888**

|                  |                                                                                   |               |                   |
|------------------|-----------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Luxstone                                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                                                          |               |                   |
| <b>Size:</b>     | 1,467 sq.ft.                                                                      | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 5                                                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                            |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Environmental Reserve, Landscaped, Level, Rectangular Lot, Street View |               |                   |

|                    |                                                                                                   |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Veneer                                                                                     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage |                   |    |

**Inclusions:** N/A

Welcome to this completely transformed 5-bedroom, 3.5-bathroom 2-storey home in the desirable community of Luxstone! Perfect for a growing family, this move-in-ready property sits on a premium lot backing directly onto an environmental reserve green space and paved walking trail system, offering rare privacy with no immediate rear neighbors. The bright, open-concept main floor features brand-new high-end vinyl plank flooring, fresh neutral paint, new modern lighting fixtures, and a cozy gas fireplace in the living room. The centerpiece is the stunning, brand-new trendy chef's kitchen showcasing custom full-height cabinetry, quartz countertops, a stylish tile backsplash, and brand-new 2026 stainless steel appliances. A main-floor powder room and a dedicated mudroom lead to your heated front-attached double garage and an extended driveway. Upstairs includes a versatile open bonus room / Flex room, two spacious secondary bedrooms, a 4pc main bath, and primary retreat with a large walk-in closet and a 4pc ensuite. The recently upgraded, fully finished basement extends your living space with a full bathroom, and two additional legal-sized bedrooms. Step outside to your beautifully landscaped, fully fenced, huge backyard featuring an oversized entertainment deck and wide open-sky views. Steps from schools, playgrounds, and shopping! Shows great.