



GRASSROOTS
REALTY GROUP

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278 Luxstone Way SW
Airdrie, Alberta

MLS # A2330061



\$500,000

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,630 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to this beautifully maintained family home, perfectly situated on a desirable corner lot in one of Airdrie's most family-friendly neighbourhoods. The generous lot offers exceptional outdoor space with plenty of room for children to play, gardening enthusiasts to enjoy, and entertaining family and friends. Designed with both comfort and functionality in mind, the main floor features a bright living room where everyone can gather, a versatile flex space perfect for a dining space or home office, playroom, or reading nook, and a spacious eat-in kitchen complete with an adorable sunny breakfast nook. Whether you're hosting holiday dinners or enjoying everyday family meals, this home offers spaces that truly bring people together. Upstairs, the spacious primary retreat provides the perfect place for a king sized bed and room to unwind, featuring a relaxing soaker tub, walk-in closet, and plenty of storage. Plus two good sized bedrooms and bathroom. Outdoor living is a highlight of this property, with welcoming front and back verandas, and a cozy fire pit area—ideal for summer evenings, morning coffee, or entertaining guests. The impressive oversized detached garage is a standout feature, offering high ceilings, an 8-foot overhead door, and exceptional versatility. Upper attic storage provides an abundance of space for seasonal items, tools, and hobbies, making it an ideal workshop, storage area, or home base for all your outdoor gear. The location is equally impressive. Step outside and enjoy easy access to scenic pathways and four nearby parks, making evening walks and outdoor recreation part of your everyday routine. Surrounded by young families, this is a wonderful community where children can walk to nearby parks and enjoy having friends from school right in the neighbourhood. More than just a house, this is a home thoughtfully

designed for family living—offering the perfect balance of functional spaces, outstanding outdoor amenities, and a welcoming community where lasting memories are made.