



GRASSROOTS
REALTY GROUP

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207, 620 Luxstone Landing SW
Airdrie, Alberta

MLS # A2330565



\$355,000

Division:	Luxstone		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,261 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom, 3-bathroom home in the highly sought-after community of Luxstone! Perfectly situated on a premium corner lot and backing directly onto a playground, this home offers the feeling of having your very own playground right in the backyard—an ideal setting for families, children, and outdoor enjoyment. Step inside to discover a freshly painted interior with a bright, clean, and inviting atmosphere. This move-in ready home has been lovingly maintained and offers a fresh, modern look throughout. The upper level features a spacious primary bedroom complete with its own private ensuite, creating the perfect retreat at the end of the day. You'll also find two additional generously sized bedrooms and another full bathroom, providing ample space and convenience for family members or guests. The main floor offers comfortable and functional living spaces, perfect for everyday living and entertaining with modern Kitchen and Living room. An attached garage adds convenience and additional storage, while the low condo fees help keep ownership affordable. Enjoy your morning coffee or evening relaxation while overlooking the playground directly behind the home. The open green space creates the feeling of having your own expansive backyard without the maintenance. Located in the desirable Luxstone community, you'll enjoy easy access to schools, parks, shopping, restaurants, public transit, and all major amenities, making everyday living both comfortable and convenient. Whether you're a first-time homebuyer, growing family, or investor, this exceptional home offers comfort, convenience, and outstanding value in one of Airdrie's most desirable communities. Priced to Sell .Don't miss this fantastic opportunity—book your private showing today!

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