



GRASSROOTS
REALTY GROUP

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904, 703 Luxstone Square SW
Airdrie, Alberta

MLS # A2339402



\$329,900

Division:	Luxstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Pantry		

Inclusions:	N/A
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Welcome to this CORNER UNIT, MOVE-IN READY TOWNHOME - with 2 PARKING STALLS - in the established community of Luxstone! Featuring 3 bedrooms & 2.5 bathrooms, this home provides a FUNCTIONAL, OPEN-CONCEPT layout designed for comfortable everyday living. The main level offers an inviting living area with plenty of NATURAL LIGHT and a practical flow into the kitchen and dining space, creating an easy setting for both daily routines and entertaining. Upstairs, you'll find THREE BEDROOMS, including a comfortable primary bedroom, along with a 4-PIECE BATHROOM space. In the lower level, the FULLY FINISHED BASEMENT features an open area, LAUNDRY & STORAGE SPACE, as well as a 3-PIECE BATHROOM. Additional living and storage options add versatility to the home, while the surrounding community offers convenient access to parks, pathways, shopping, services and major routes throughout Airdrie. Whether you're looking for your next home or an investment opportunity, this Luxstone townhouse offers a combination of space, functionality and location. A great opportunity to make your move into one of Airdrie's established southwest communities.