



GRASSROOTS
REALTY GROUP

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101, 703 Luxstone Square SW
Airdrie, Alberta

MLS # A2350744

\$334,900

Division:	Luxstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this inviting END-UNIT townhome in the popular community of Luxstone, offering a functional layout, abundant natural light, LOW MONTHLY CONDO FEES and more living space than you expect in this price range. Ideally positioned on a QUIET STREET FACING SINGLE-FAMILY HOMES, this rare end unit benefits from additional windows, a more open feel and convenient access to extra street parking. Step inside to a bright and welcoming main floor with hardwood flooring throughout the living and dining areas. The SPACIOUS LIVING ROOM features a large BAY WINDOW that brings in plenty of natural light and creates a comfortable space to relax or entertain. The kitchen offers generous cabinetry and storage, ample counter space, laminate countertops, slate tile accents and a convenient BREAKFAST BAR for casual meals or morning coffee. Adjacent to the kitchen, the dining area is perfectly positioned beside a SOUTH-FACING WINDOW, filling the space with natural light throughout the day and providing a welcoming spot for everyday meals and gatherings. A convenient MAIN FLOOR HALF BATH completes this level. Upstairs, you will find TWO GENEROUS BEDROOMS plus a versatile LOFT/FLEX AREA - a valuable bonus that gives this home added flexibility. Use it as a HOME OFFICE, reading area, play space or additional sitting room, or explore the potential to CONVERT IT INTO A THIRD BEDROOM to suit your needs. The spacious primary bedroom features a generous walk-in closet and convenient direct access to the full 4-piece bathroom. The FULLY DEVELOPED BASEMENT provides even more great living space, complete with a LARGE WINDOW and build in surround-sound - ideal for movie nights, a games room, home gym or comfortable family room. A 3-piece bathroom, storage and a separate laundry room complete this

functional lower level. Outside, enjoy your SOUTH-FACING YARD, offering a sunny outdoor space with DIRECT ACCESS TO YOUR TWO ASSIGNED PARKING STALLS, while additional street and visitor parking out front make it easy when family and friends stop by. The location adds to the appeal, with a PLAYGROUND AND SCHOOL CLOSE BY, along with pathways, green spaces and everyday amenities just minutes away. Quick access to Highway 2 makes commuting into Calgary or to the airport convenient. Whether you are a first-time buyer, young family or simply looking for a LOW-MAINTENANCE HOME with flexible living space, this END UNIT delivers excellent value with LOW CONDO FEES, extra windows, an upper loft, fully developed basement, south-facing yard and two parking stalls. A great opportunity to enjoy COMFORT, FUNCTION AND VALUE in an established Airdrie community. Set up your private showing today!