



GRASSROOTS
REALTY GROUP

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754 Luxstone Gate SW
Airdrie, Alberta

MLS # A2353170

\$454,900

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome home to this move-in ready duplex, back on the market with all major high-value updates recently completed. Inside, you will find brand-new flooring in the entire main level. There are 3 bedrooms up and one down plus 3.5 baths. The lower level has a bedroom and a beautifully updated bathroom, ready for a rec room, plus plenty of storage. The core mechanical systems offer peace of mind having with a fully serviced furnace and freshly cleaned duct-work. The single garage has an alcove area allowing for more storage. This home is not a condo, which is a bonus. The front driveway allows for extra parking and there is plenty of street parking. Located to close to schools, shopping, transit and parks, located between two main streets for quick access to QE11.