

106, 2006 Luxstone Boulevard  
Airdrie, Alberta

MLS # A2229765



**\$369,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Level, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** All shelving throughout the home that is attached (even bedrooms & bathrooms), all curtains, rods and blinds, BBQ on back porch

Beautifully updated 3-bedroom townhome in Luxstone &mdash; move-in ready and just steps from shops, restaurants, parks, and schools! The bright kitchen boasts refinished cabinetry, quartz countertops, a matte black undermount sink, stone backsplash with matching bar front, and a brand-new coffee/bar station for extra function. Fresh paint throughout adds a modern touch, while a handy nook off the kitchen is perfect for a desk or play space. Upstairs you'll find a spacious primary suite with a charming window seat, two additional bedrooms, and a fully renovated 4-piece bathroom (2025) featuring all-new finishes. The basement is partially developed with room to expand. Enjoy recently refreshed landscaping with new flower beds front and back. Parking is convenient with two stalls right outside the door plus visitor parking only a few steps away. Walk to St. Martin de Porres High School, with W.H. Croxford High nearby. Designated elementary is Nose Creek in Bayside. This home truly has it all &mdash; style, updates, and an unbeatable location. A must-see!