

79 LUXSTONE Point SW Airdrie, Alberta

MLS # A2239914



\$554,900

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,630 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, On S		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Firepit, Shelving in Dining/Living Room, 3 Kitchen Bar Stools, Shelving in Storage room, shelving/workbench in garage

Welcome home to this beautifully maintained semi-attached duplex home NO CONDO FEES. Huge well manicured PIE SHAPED private backyard. Home is Located in the family-friendly community of Luxstone, Airdrie, AB. Pride of ownership shows throughout this property, and located in a great location for families. Very easy access to the highway2, walking distance to shopping, schools and pathways. 4 Bedrooms, 4 Bathrooms, Fully Finished Basement, Oversized 22x23 Double Detached Garage, and there is more additional parking, RV parking from back alley access. The Front veranda leads you to the spacious Living/Dining room, Lots of windows, let in natural light! The kitchen comes with Stainless Steel appliances, ample amount of cupboards, generous amount of counter space, island w/breakfast barw/3 bar stools, wall Pantry, Corner pantry and an eating area. The 2pc bathroom completes the main level. The Door off kitchen leads to your private backyard retreat yard great for the summer BBQs. There are 2 decks, firepit (the umbrella will Stay) and access to the rear double oversized detached garage. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a walk-in closet and 4 pc ensuite. There is a sliding barn door and a separate shower/soaker tub and even a make up area! Upstairs laundry brings added everyday ease. There are an additional 2 bedrooms and a 3pc bathroom. The fully finished basement features Large windows, a family room, bedroom, 3 pc bathroom and storage room with shelving for plenty of storage! Newer furnace, hot water tank, Newer carpets newer paint, Sub pump in furnace room. This home is a must to see! Call to book your private showing today!