

262 Luxstone Road SW  
Airdrie, Alberta

MLS # A2269035

**\$574,900**



|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Luxstone                |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | 2 Storey                |               |                   |
| <b>Size:</b>     | 1,775 sq.ft.            | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3                       | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.09 Acre               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Lawn |               |                   |

|                    |  |                   |       |
|--------------------|--|-------------------|-------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Composite Siding, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | DC-25 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |                   |       |
| <b>Inclusions:</b> | play structure in yard   |                   |       |

Exciting Opportunity to own at a low price in Luxstone! Discover incredible potential in this 2-storey family home located in the heart of Airdrie. This property offers so much opportunity to design it exactly how you want it to be! Living space is ample here! This property features 3 spacious bedrooms and 2.5 bathrooms inclusive of the extremely generous; sized primary suite with walk-in closet and a 5-piece ensuite... a perfect retreat to relax at the end of your day. Upstairs, you'll also find a loft-style bonus room, ideal for a playroom, media space, or cozy family hangout. The main floor boasts a bright and functional layout with a dedicated den/home office, ideal for remote work or homework stations. The double attached garage adds convenience and storage, while the spacious yard and curb appeal set the stage for your creative vision. This is your chance to get into a sought-after neighbourhood at an attractive price point, with room to add your personal touches and build sweat equity. Don't miss out on your chance to own. View TODAY! Whether you're a first-time buyer, investor, or someone ready to roll up your sleeves and create your dream home, this is the one you've been waiting for. Don't miss out—opportunities like this don't last long! Some photos are virtually staged.