

2101 Luxstone Boulevard SW  
Airdrie, Alberta

MLS # A2276129



## \$649,900

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Luxstone                                                         |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                         |               |                   |
| <b>Size:</b>     | 1,983 sq.ft.                                                     | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                           |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Few Trees, No Neighbours Behind |               |                   |

|                    |                                                                                               |                   |    |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                               | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan |                   |    |

**Inclusions:** N/A

This is truly one of the best locations in Luxstone. This well-maintained two-storey home features a desirable south-facing backyard and sides onto a serene nature preserve and green space, offering exceptional privacy with only one neighboring property to the west. The beautifully landscaped yard and private patio create an ideal outdoor retreat. Inside, the home offers a functional open-concept main floor perfect for everyday living and entertaining. The main level is filled with natural light from east- and south-facing windows throughout the living room, dining area, and kitchen. The second floor offers a spacious family room, convenient laundry room, and three well-sized bedrooms, including the primary suite with a dual-vanity ensuite, along with a full main bathroom. The newly built basement provides additional living space.