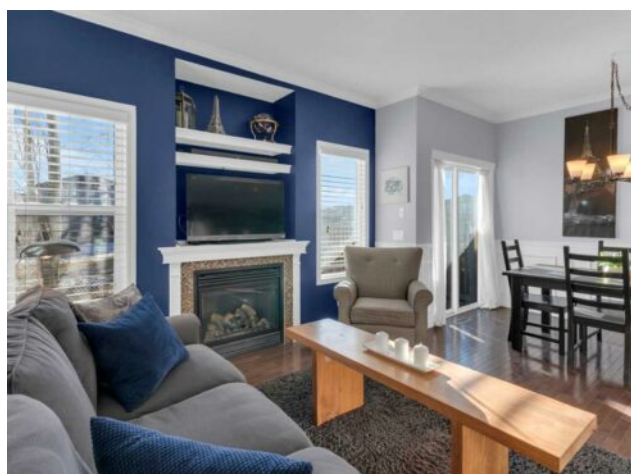


605, 620 Luxstone Landing SW  
Airdrie, Alberta

MLS # A2279661



## \$390,000

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Refined, thoughtfully updated, and beautifully presented, this Luxstone END UNIT townhome offers an elevated living experience with every detail carefully considered. Fully decorated and freshly painted throughout. The home showcases **HARDWOOD FLOORING** on both the main and upstairs, creating a seamless, upscale flow from room to room—where each space makes a statement. The main living area is anchored by a stylish kitchen featuring **NEW white QUARTZ COUNTERTOPS**, **UPDATED SS APPLIANCES**, and a functional open layout that connects effortlessly to the dining and living spaces. Designed for both entertaining and everyday living, this level is completed by a discreet and convenient powder room. Upstairs, the home truly stands out with a **DOUBLE PRIMARY MASTER** design, offering two spacious master suites, each complete with its own full ensuite bathrooms **2 LARGE WALK IN CLOSETS**. A layout that provides privacy, flexibility, and comfort. **UPSTAIRS LAUNDRY** enhances the home's sense of practical luxury, streamlining daily routines. The fully **FINISHED BASEMENT** continues the home's polished feel with **NEW LVP flooring**, a comfortable family room, and additional space ideal for a home office or fitness area. Loads of Built-in shelving, a **SECOND FRIDGE** and an additional downstairs shelving unit provide both style and exceptional storage. Significant exterior updates completed in 2018 include windows, roof, siding, and siding offering long-term peace of mind. **AIR CONDITIONING** ensures year-round comfort, while the extra-deep single **ATTACHED GARAGE**—fully insulated, drywalled, and painted—features an included **SLATWALL SYSTEM**, perfect for organized storage and an elevated garage setup. Step outside to a **BACKYARD THAT CAN BE CLOSED IN (6.5 FT high)** and faces

expansive green space, offering the unit to be extremely quiet. Direct access to walking and bike paths and a rare sense of openness and tranquility.