

503, 703 Luxstone Square SW  
Airdrie, Alberta

MLS # A2280555



**\$349,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Luxstone                            |               |                   |
| <b>Type:</b>     | Residential/Four Plex               |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 1,176 sq.ft.                        | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Off Street, Stall         |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                           |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Level |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 273 |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame   | <b>Zoning:</b>    | R2-T   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bathroom Rough-in, Breakfast Bar, High Ceilings, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

BACK ON THE MARKET DUE TO BUYER FINANCING! Nicely upgraded 3 bedroom townhome backing on green space with playground across the street! Upgrades include hardwood floors throughout the main, beautiful quartz counters with newer S/S appliances and fresh paint on the main floor and stairwell. The main floor also has 9ft ceilings and large bay windows front and back and a full size walkin pantry in the beautiful kitchen. There is a sunny breakfast nook at the rear and a 2pce powder room off to the side. Upstairs features 3 bedrooms with the huge primary having a walkin closet and a shared 4pce ensuite. The unfinished basement is great for storage, has the laundry area, and roughed in plumbing for future development. This unit also has a nice deck off the rear with extra storage below and comes with 2 parking stalls with #56 located right out front.