

**349 Luxstone Place SW  
Airdrie, Alberta**

**MLS # A2284919**

**\$559,900**



<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	RI-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Dry Bar, No Smoking Home, Quartz Counters		

**Inclusions:** garage heater, vacuum system including attachments & powerhead, built in entertainment cabinets in basement, 2 shoe cabinets, one TV mount, shed

You can stop looking! You have found your new home. This newly renovated house will allow you to move in with no worries. The new Kitchen (2024) with Coffee/Wine Bar area and Pinterest worthy Pantry are just the beginning to this thoughtfully designed house. New LVP Floors (2024) on the Main and new Fireplace stone to help tie it all together. New Furnace & HW Tank (2024). The master bedroom which is also renovated has beautiful views of Nose Creek Park. An Easy low maintenance backyard with a brick patio area great for summer bbq's. Large storage shed and detached garage so you can store your outdoor items and park in your garage all year. Beautifully landscaped front yard with seasonal blooms. Built in Entertainment Center in the Basement Hardwired for Surround sound which you can also use in the updated living room. This house has extra built ins and closet shelving as an added bonus. There is much more, too much to list. Come check it out you won't be disappointed but don't wait too long. This one won't last long. NOTE: check out the list of updates in the supplements!