

193 LUXSTONE Way SW
Airdrie, Alberta

MLS # A2199358



\$515,000

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,699 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	Low Density Residential D
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Elegant & Gorgeous 2-Storey Duplex in Luxstone – No Condo Fees Welcome to your dream home! This bright and spacious residence has been thoughtfully designed & well-maintained to meet all your needs and more. Located in a highly desirable neighborhood, this property features an attached single car garage, a private south-facing spacious backyard, perfect for outdoor entertaining or hosting summer BBQ, complete with a deck, fence and beautiful landscape. Step inside to discover a modern kitchen with gorgeous dark maple cabinets and black appliances—ideal for both casual dining and culinary creations. The oversized living and dining rooms offer plenty of space for family gatherings and entertaining around a gas fireplace. On the main level, a convenient powder room adds to the home’s functionality. Upstairs, you’ll find three generously sized bedrooms, including a master suite with a large walk-in closet and an upgraded en-suite featuring a beautiful tiled soaker tub, walk in shower and a stylish vanity. Two additional bedrooms offer ample space for family or guests, and a 5 piece bathroom with his and hers sinks and a private enclosure for the toilet and bath tub for added convenience. The unfinished basement with 2 large windows is a blank canvas, ready for your creative vision—whether you want to add a home theater, gym, office or additional living space. This home is move-in ready and it truly offers the perfect blend of comfort, style, and functionality. Don’t miss out—schedule your showing today!