# \$410,000 - 302, 703 Luxstone Square Sw, Airdrie

MLS® #A2201104

## \$410,000

3 Bedroom, 3.00 Bathroom, 1,159 sqft Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

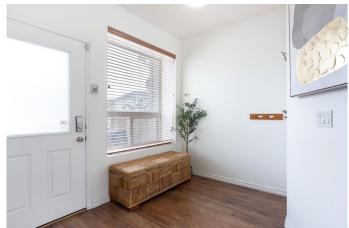
Welcome to this spacious fully developed townhome with over 1600 SF of developed space; nestled in the desirable community of Luxstone in Airdrie. Step inside to be greeted by a bright and inviting living room that flows seamlessly into the adjacent kitchen. The kitchen features a wrap-around island, ample cabinet space, and connects to a cozy dining areaâ€"perfect for everyday meals or entertaining guests.

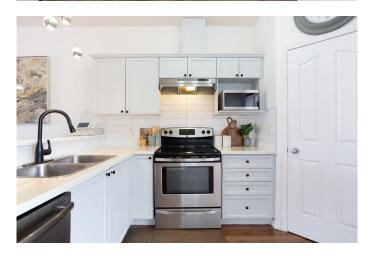
This home offers a total of three bedrooms: two located on the upper level (PLUS a bonus room) and one in the fully developed basement. You'II find a convenient main floor bathroom, a four-piece bathroom upstairs, and a three-piece bathroom in the basement, offering comfort and flexibility for the whole family. The basement also features a laundry room, a versatile den/office space ideal for working from home, and a comfortable additional living area.

Enjoy the outdoors in your private backyard, complete with a balcony/deckâ€"perfect for morning coffee or evening relaxation.

Located in the vibrant city of Airdrie, this home is close to everything you need. Families will appreciate the nearby schools, parks, and playgrounds. Airdrie offers over 100 kilometers of scenic walking and biking paths that connect the community, making it easy to stay active and explore. You're just minutes







away from shopping at Sierra Springs or downtown Airdrie, and a short drive to CrossIron Mills for even more retail and dining options. Whether you're raising a family or simply looking for a well-connected and welcoming neighborhood, this home in Luxstone is for you!

#### Built in 2005

#### **Essential Information**

MLS® # A2201104

Price \$410,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,159

Acres 0.04

Year Built 2005

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 302, 703 Luxstone Square Sw

Subdivision Luxstone
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0A3

#### **Amenities**

Amenities Parking

Parking Spaces 2

Parking Assigned, Stall

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Chandelier

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space, Front Yard, Landscaped, Low

Maintenance Landscape

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 11

Zoning R2-T

## **Listing Details**

Listing Office CIR Realty

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