

# \$649,900 - 2139 Luxstone Boulevard Sw, Airdrie

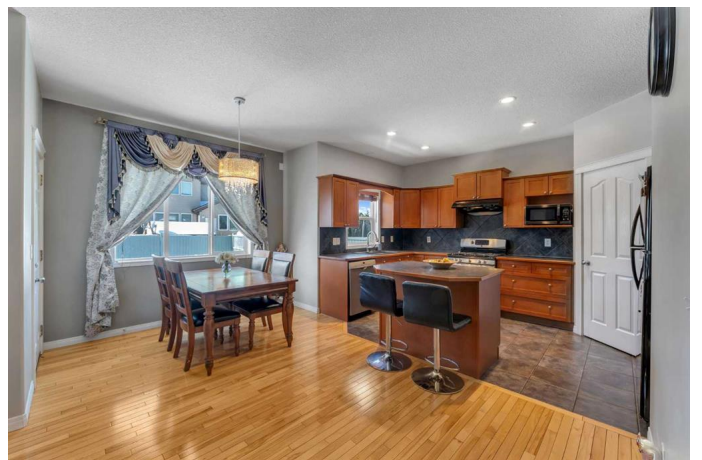
MLS® #A2202677

**\$649,900**

4 Bedroom, 4.00 Bathroom, 2,001 sqft  
Residential on 0.10 Acres

Luxstone, Airdrie, Alberta

Tucked away in the heart of Luxstone, this beautifully maintained home offers the perfect blend of warmth, functionality, and modern updates. This home will please the discerning buyer with a WEST-FACING backyard, a FINISHED BASEMENT, and thoughtful upgrades such as airy 9â€™™ ceilings, gleaming hardwood floors, and an open-concept main floor. A gas fireplace adds warmth to the living room, while the kitchen features ample cabinetry, a gas stove, and seamless flow into the dining space. Patio doors open to a large deck, perfect for summer evenings. A main-floor office makes working from home a breeze, and you will find the addition of a powder room to complete the main floor. Upstairs, the primary suite is a private retreat with a walk-in closet and ensuite. Two additional bedrooms are bright and spacious, and the bonus room is an excellent space for relaxing with the family and catching up on your favourite shows. The fully permitted basement offers incredible versatility, featuring a large rec room, additional bedroom, full bathroom, and prep space that could potentially be converted to a kitchenette. Whether you envision a bar, entertainment space, or private guest suite, this level is full of possibilities. Additional highlights include central air conditioning, a double garage, and roof and siding were done in 2014, ensuring long-term peace of mind. Ideally located near schools, parks, and all the conveniences of Luxstone, this is the home



youâ€™ve been waiting for.

Built in 2006

### Essential Information

MLS® #	A2202677
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2139 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0A5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	25
Zoning	R1

### **Listing Details**

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.