206, 620 Luxstone Landing SW
Airdrie, Alberta

MLS # A2110167

$414,900

Division:	Luxstone
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,131 sq.ft.	**Age:**	2007 (17 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.03 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Open Lo

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Hardwood, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 327
Basement:	Partial, Unfinished		**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame		**Zoning:**	R2-T
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Storage			

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Blinds, Garage Door Opener and one remote.

Welcome Home! A Sensational three bedroom, two and one half baths townhouse located at LUXSTONE VILLAGE . Features include a spacious living & dining area, an open modern kitchen, nine foot ceilings with centre island, stainless appliance package, rich hardwood flooring, a two piece powder room, designer tiles, an upper floor beautiful primary suite with a four piece ensuite bath, two additional bedrooms and a four piece main bath. Situated at the quiet side of the complex, this wonderful home flows out to the backyard through a glass patio door, and bright picture windows. The location is superb and is within close proximity to all amenities and steps away to Nose Creek Park and Schools. A stone’s throw to a child's playground and gazebo. Additionally, this home offers an attached insulated garage with additional driveway parking. A fabulous opportunity to own this outstanding townhouse in this spectacular development that will satisfy any home owner. The lower level is ready for recreation or even a separate family room , with upgrades in the mechanical room consisting of a new hot water tank in 2023 and a new washing machine installed in 2022 and some fresh painting too! Truly A Great Find.