

**696 Luxstone Landing SW
Airdrie, Alberta**

MLS # A2166647



\$629,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,809 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: shed, TV bracket in primary, murphy bed in basement bedroom (mattress excluded)

Welcome to this stunning two-story home in the family-friendly community of Luxstone! As you step inside, the two-story front entry creates a lasting first impression, while the walk-in closet helps keep a busy family organized. The main floor is full of character and charm, featuring newly updated luxury vinyl plank (LVP) flooring and modern light fixtures throughout. The spacious living room centers around an updated fireplace with a stone surround and wooden mantel, a beautiful focal point. The dining area, bathed in natural light from the skylights, offers a warm and inviting atmosphere, perfect for family meals. The well-appointed kitchen has an ideal layout with plenty of space to cook and interact. The island is perfect for the kids to pull up a stool and share stories about their day, while the large corner pantry offers ample storage. Upstairs, you’ll find three generously sized bedrooms, including the primary suite with vaulted ceilings, a cozy sitting area, a walk-in closet, and a private 4-piece ensuite. An additional 4-piece bathroom completes the upper floor, offering added convenience for family and guests alike. The fully finished walk-out basement is designed for entertaining, featuring a bar area, linear fireplace, and large windows that flood the space with natural light. With its inviting atmosphere, this space is sure to be a favorite hangout for friends and family. The basement also includes a fourth bedroom, a full bathroom, and a hobby room, which can serve as a home office or creative space. Step outside to your expansive backyard, where you’ll enjoy unparalleled privacy with no direct neighbors, as the property backs onto a serene creek and greenspace. This home perfectly blends style, space, and tranquility—don’t miss the opportunity to make it yours!