

404, 2001 Luxstone Boulevard SW  
Airdrie, Alberta

MLS # A2166787



## \$375,000

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Open Floorplan		

**Inclusions:** n/a

DELIGHTFULLY BRIGHT! You will feel WELCOME entering this OPEN CONCEPT layout home, with laminate flooring and CHARMING BAY WINDOW. The spacious living room flows into a cheerful kitchen with EATING BAR and loads of cupboards and countertop space. Enjoy the sunshine in the cozy dining space with large window looking onto the back deck. The main level is completed by a half bath finished with stylish WAINSCOTTING. Walk up the newly carpeted stairs and you will be treated to a HAVEN with this inviting primary suite with 3pc ENSUITE, large closet and bay window looking onto GREENSPACE. Another full bathroom, 2 additional bedrooms and a reading nook, complete this space. Enjoy Newer VINYL PLANK flooring throughout the upper level and UPGRADED, custom blinds. The basement offers another great living space with a bedroom/den (window not egress,) 4pc bathroom and family room. With 2 PARKING STALLS right outside your door and a location that cannot be beat, close to shopping, schools and restaurants, as well as easy access to all the major routes. This home is a must see!