

904, 2001 Luxstone Boulevard SW  
Airdrie, Alberta

MLS # A2167927



## \$400,000

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Open Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Full, Partially Finished	<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>	Bathroom Rough-in, Ceiling Fan(s), Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Central air conditioner, dishwasher, dryer, electric stove, microwave, refrigerator, window coverings

This recently renovated 3-bedroom, 1.5-bathroom end unit is located in the desirable community of Luxstone, offering unbeatable proximity to schools, shopping, dining, and essential amenities. As you enter, the OPEN-CONCEPT floorplan creates a seamless flow from the modern kitchen to the living and dining areas, perfect for entertaining or everyday living. Beautiful HARDWOOD flooring enhances the space, while updated lighting fixtures add a touch of elegance, creating an inviting atmosphere throughout the home. The stunning REMODELLED kitchen features sleek black cabinetry, complemented by rich wood countertops and beautiful backsplash tiling, creating a chef's dream space. Stainless steel appliances offer both style and functionality, while cabinet lighting adds a sophisticated touch, highlighting the kitchen's elegant design. Perfect for cooking and entertaining, this kitchen blends modern aesthetics with practical luxury. Upstairs, you'll find three well-appointed bedrooms, two of which feature spacious walk-in closets for ample storage. The primary bedroom is generously sized, comfortably accommodating a king-size bed, and offers plenty of natural light. The full 4-piece bathroom has been tastefully UPDATED with modern fixtures and finishes, providing a fresh, clean look. This level perfectly balances comfort and functionality, making it ideal for families or guests. The undeveloped basement presents abundant potential, complemented by two crawl spaces for extra storage. Recent upgrades include a brand-new vinyl deck, as well as essential mechanical updates: a 1-year-old air conditioning unit for year-round comfort, a 2-year-old hot water tank for efficiency, and a 4-year-old furnace that ensures reliable heating. With 2 PARKING STALLS conveniently located right at your door and just steps away from schools, shopping, restaurants, coffee shops,

and walking paths, this home truly stands out as a rare find.