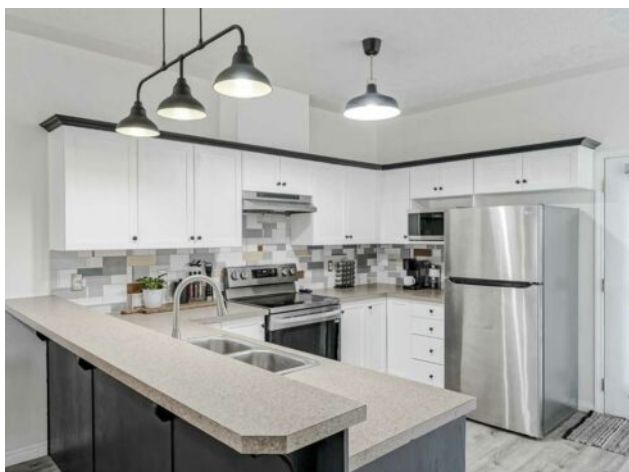


703, 2001 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2178077



\$385,000

Division:	Luxstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 411

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R2-T

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Open Floorplan, Vinyl Windows

Inclusions: N/A

OPEN HOUSE THUS SUNDAY FROM 2:00-4:00PM. Welcome to Luxstone, where convenience meets comfort in this bright and stylish 3-bedroom, 2.5-bath townhome—an ideal opportunity for young couples or savvy investors! With interest rates recently lowered, now is the perfect time to make your move. Step inside and be greeted by an airy, open-concept main floor boasting 9ft ceilings, sleek laminate floors, and a spacious bay window that fills the living room with natural light. The modern kitchen, equipped with stainless steel appliances and an eat-up breakfast bar, flows seamlessly into the living space, making it perfect for entertaining or cozy nights in. You'll also love the built-in office nook—ideal for remote work or study. Upstairs, the generously sized primary bedroom offers a relaxing retreat, featuring another large window, room for a king-sized bed, and a private 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level, offering flexibility for guests, a home office, or future family expansion. The finished basement provides extra space for a media room, gym, or hobby area, with plenty of storage options. Parking is a breeze with two dedicated spots just steps from your front door. Located in a fantastic neighborhood with quick access to major roads and highways, this home offers the perfect blend of convenience and potential—whether you're looking to settle down or make a smart investment. Don't miss out!