

**1702, 703 Luxstone Square SW
Airdrie, Alberta**

MLS # A2213997



\$369,900

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Shelving in basement

Beautifully Finished 3-Bedroom Townhome in Luxstone Park Place! Welcome to this fully finished 3-bedroom, 2.5-bath townhome in the highly desirable community of Luxstone! Built in 2005, this well-maintained unit offers over 1,500 sq. ft. of comfortable living space and is perfectly situated close to schools, parks, shopping, and with quick access to Highway 2—ideal for commuters heading into Calgary. The main level features an open-concept layout with 9-ft ceilings, a spacious living room, a convenient half bath, and a bright dining area. The kitchen is equipped with maple cabinetry, a raised breakfast bar, and newer stainless-steel appliances. Step out onto the expansive 17'10" x 12'4" deck, perfect for entertaining or enjoying family time outdoors. Upstairs, the large primary bedroom includes a walk-in closet and a cheater ensuite to the 4-piece main bath. Two additional bedrooms offer flexibility for family, guests, or a home office. The FULLY FINISHED basement includes a cozy family room, a 3-piece bathroom, LAUNDRY ROOM WITH SINK and a dedicated storage area with built-in shelving. There are 2 ASSIGNED PARKING STALLS: #21 AND 22 JUST OUTSIDE TO THE RIGHT OF THE FRONT DOOR. This move-in-ready home is perfect for first-time buyers, young families, or investors. Don’t miss out—book your private showing today!