

## 201, 620 Luxstone Landing SW Airdrie, Alberta

**MLS # A2226654**



**\$420,000**

<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>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** TV Mounts

Welcome to Unit 201 at 620 Luxstone Landing SW, a thoughtfully designed townhome situated in the peaceful and family-friendly community of Luxstone in Airdrie. This two-storey residence offers a harmonious blend of comfort and functionality, making it an ideal choice for a variety of lifestyles. Walking in, you'll find a spacious OPEN-CONCEPT layout that seamlessly connects the living, dining, and kitchen areas. The living room features large windows that allow gorgeous NATURAL LIGHT to fill the space, creating a warm and inviting atmosphere. The adjacent dining area provides ample room for family meals and entertaining guests. The UPDATED KITCHEN is equipped with modern appliances, generous counter space, and plenty of cabinetry, catering to both everyday cooking and special occasions. A convenient half-bathroom on the main floor adds to the home's practicality. Upstairs, the primary bedroom serves as a private retreat, complete with a walk-in closet and an ensuite bathroom. Two additional bedrooms and a full bathroom offer comfortable accommodations for family members or guests. The fully finished basement expands your living space, providing a versatile area that can be used as a family room, home office, or fitness area, depending on your needs. Additional features include the property being a CORNER UNIT, with attached single-car garage that offers a powerful 240V outlet charger ready for an electric vehicle. Also includes in-unit laundry facilities, and a private deck—perfect for enjoying the outdoors during warmer months. Located close to schools, parks, shopping centers, and public transit, this home offers both convenience and a sense of community. Whether you're a first-time homebuyer, a growing family, or someone looking to downsize, this property presents a wonderful opportunity to enjoy comfortable living.

in Airdrie. Don't miss out on the chance to make this charming townhome your own. Schedule a private viewing today to experience all that it has to offer.