

## 644 Luxstone Landing SW Airdrie, Alberta

**MLS # A2228818**



# \$679,900

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,840 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Landscaped		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

Welcome to this stunning and spacious 4-bedroom, 3.5-bathroom home nestled in a quiet location, backing directly onto the peaceful greenbelt of Nose Creek. This thoughtfully updated home offers the perfect blend of comfort, function, and natural beauty. The main floor features an inviting open-concept layout, a bright kitchen with stainless steel appliances, an island, and a walk-in pantry – ideal for everyday living and entertaining. The cozy living room boasts a gas fireplace and large windows with tranquil greenbelt views. A spacious dining area, convenient half bath, and access to the double attached garage complete the main level. Upstairs, enjoy a vaulted bonus room, three well-sized bedrooms, and a full bathroom. The primary suite includes a walk-in closet and a private ensuite bath. The fully finished walk-out basement offers excellent flexibility, featuring a 1-bedroom illegal suite – perfect for extended family or potential rental income. Large windows and direct outdoor access provide plenty of natural light and seamless indoor-outdoor living. Step out onto the beautiful deck, ideal for summer BBQs, with stairs leading down to a low-maintenance backyard that opens directly onto scenic walking paths. Located close to schools, shopping plazas, parks, and public transit, with easy access to Deerfoot Trail, this home is a true gem offering space, style, and serenity all in one. Don't miss your chance to view this incredible walkout home in a prime location!