

106, 2006 Luxstone Boulevard
Airdrie, Alberta

MLS # A2229765



\$375,000

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Level, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Inclusions: All shelving throughout the home that is attached (even bedrooms & bathrooms), all curtains, rods and blinds, BBQ on back porch

Beautifully updated 3 bed townhome in Luxstone—move-in ready & walking distance to shops, restaurants, parks & schools! The kitchen features refinished cabinets, quartz counters, matte black undermount sink, stone backsplash & bar front, plus a new coffee/bar area for added function. Fresh paint throughout. Handy nook off kitchen is perfect for a desk or play area. Upstairs offers a spacious primary with window seat, 2 more bedrooms, and a fully renovated 4-pc bath (2025) with all new finishes. Basement is partially finished with room to expand. Enjoy new flower beds in front & back. Two parking stalls right out front, visitor parking few stalls down. Walk to St. Martin de Porres High School; also near W.H. Croxford High. Designated elementary is Nose Creek in Bayside. A must-see!