

## 2034 Luxstone Boulevard SW Airdrie, Alberta

**MLS # A2263117**



# \$600,000

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan		

**Inclusions:** Garden Shed and Purgala

Welcome to this well-maintained 4-bedroom, 2-storey family-friendly living space.(5 "Bedrooms" windows but no closet).The main floor features a renovated kitchen (2023) with granite countertops, updated cabinets, tile backsplash, and modern appliances under four years old. The open-concept dining and living area provides a bright, functional layout. Upstairs includes a primary suite with walk-in closet and ensuite, 2 more bedrooms plus a convenient office/nursery nook. Recent updates include hardwood and tile flooring (2023), bathroom countertops (2025), hot water tank (2023), and shingles (2017). The landscaped yard offers new sod, a 12x10 pergola, and a 12x8 garden shed. Attached double garage provides direct access to the home from the kitchen and pantry area. The basement has 2 more bedrooms (without closets but does have windows), also has a rec room area and laundry. Move-in ready and available for immediate possession there is a pre inspection available that was done at the time of listing and the carpets were professionally cleaned.