

**106, 2006 Luxstone Boulevard  
Airdrie, Alberta**

**MLS # A2264104**



**\$364,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Move-in ready and set across from the park, this home puts the kitchen at the center with granite counters, stone backsplash, and a stone island for cooking and gathering. The upstairs full bath is fully renovated with fresh, modern finishes. Freshly painted throughout—including trim and painted doors with new hardware. Thoughtful main-floor upgrades include custom shelving, a coffee/bar nook, and a built-in bench with storage. Two bedrooms feature ceiling fans. Enjoy a sunny front porch in the morning and a back porch for evening air. The basement is partially finished with generous storage and ready for your plans. Tucked just behind local shops and a dance studio—convenience at your doorstep.