

**602, 620 Luxstone Landing SW
Airdrie, Alberta**
MLS # A2273916
\$390,000


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|------------------|--|---------------|-------------------|
| Division: | Luxstone | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,272 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Garage Faces Front, Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 351 |
| Basement: | Partial | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island, Storage | | |
| Inclusions: | N/A | | |

Welcome to this wonderful two-storey townhome in the heart of Luxstone, perfectly positioned backing onto wide-open green space with direct access to walking and bike paths; and just steps from the in-complex playground. This is a home that truly blends comfort, style, and lifestyle. Inside, you'll immediately notice the rich, deep chocolate-brown hardwood floors that flow throughout the main level, complemented by matching shaker-style cabinetry, stainless steel appliances, granite countertops, and striking stacked-stone accent walls. The main floor is designed for both everyday living and entertaining, with a bright open-concept layout that seamlessly connects the living room, dining area, and kitchen. Step outside through the rear doors to your private patio, where partial privacy fencing on either side frames a nearly unobstructed view of the expansive green space beyond. A convenient half bath completes this level. Upstairs, you'll find three well-proportioned bedrooms, including an oversized primary retreat featuring a walk-in closet with a window and a private 4-piece ensuite. The two additional bedrooms are thoughtfully located down the hall alongside a full 4-piece bathroom; ideal for families, guests, or a home office setup. The fully finished basement adds even more living space with a comfortable rec room, laundry area, and ample storage; perfect for movie nights, a play area, or a home gym. Whether you're enjoying your morning coffee, hosting summer BBQs, or simply watching the seasons change, this outdoor setting offers a rare sense of openness and tranquility. The single-car garage is extra deep and has been fully insulated, drywalled, and painted; ideal for both parking and additional storage. Practical upgrades and thoughtful finishes throughout make this home

completely move-in ready. Located within walking distance to Nose Creek Park and surrounded by schools, shopping, and everyday amenities, this Luxstone townhome delivers exceptional value, comfort, and lifestyle. Backing onto green space, offering beautiful interior finishes, and situated in a family-friendly community—this is one you won’t want to miss.