

605, 620 Luxstone Landing SW
Airdrie, Alberta

MLS # A2279661



\$405,000

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: n/a

Refined, thoughtfully updated, and beautifully presented, this Luxstone end unit townhome offers an elevated living experience with every detail carefully considered. Fully decorated and freshly painted throughout, the home showcases **HARDWOOD FLOORING** on both the main level and upstairs, creating a seamless, upscale flow from room to room—where each space makes a statement. The main living area is anchored by a stylish, well-appointed kitchen featuring white **QUARTZ COUNTERTOPS**, **UPDATED SS APPLIANCES**, and a functional open layout that connects effortlessly to the dining and living spaces. Designed for both entertaining and everyday living, this level is completed by a discreet and convenient powder room. Upstairs, the home truly stands out with a **DOUBLE PRIMARY MASTER** design, offering two spacious master suites, each complete with its own full ensuite bathroom—a rare and highly desirable layout that provides privacy, flexibility, and comfort. **UPSTAIRS LAUNDRY** enhances the home’s sense of practical luxury, streamlining daily routines. The fully **FINISHED BASEMENT** continues the home’s polished feel with **NEW LVP flooring**, a comfortable family room, and additional space ideal for a home office or fitness area. Built-in shelving and an additional downstairs shelving unit (included) provide both style and exceptional storage, ensuring this level is as functional as it is refined. Significant exterior updates completed in 2018 include windows, roof, siding, and garage door, offering long-term peace of mind. **AIR CONDITIONING** ensures year-round comfort, while the extra-deep single **ATTACHED GARAGE**—fully insulated, drywalled, and painted—features an included **SLATWALL SYSTEM**, perfect for organized storage and an elevated garage setup. Step outside to a **FENCED, BACKYARD** that can be

closed in for pets and faces expansive green space, offering direct access to walking and bike paths and a rare sense of openness and tranquility. This exceptional outdoor setting perfectly complements a home that delivers on style, comfort, and lifestyle.