

**137 Luxstone Way SW**  
**Airdrie, Alberta**

**MLS # A2291914**



**\$440,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this charming no-condo-fee duplex located on a quiet street in the family-friendly community of Luxstone. Offering over 1,350 sq. ft. of well-designed living space and an attached garage, this home combines comfort, functionality, and great value. Step inside to a bright and inviting main floor featuring an open layout filled with natural light. The cozy living room fireplace creates a warm focal point, perfect for relaxing evenings or gathering with friends and family. The kitchen offers plenty of cabinetry and counter space, (newer fridge, stove and microwave hood fan) and connects seamlessly to the dining area, featuring built-in shelves, making everyday living and entertaining easy. A convenient two-piece bathroom completes the main level, while patio doors lead out to the backyard. The outdoor space is perfect for enjoying warmer days, with a spacious deck ideal for barbecues, morning coffee, or simply unwinding. Upstairs, you'll find three comfortable bedrooms, providing great flexibility for family, guests, or a home office. The primary retreat features a walk-in closet and private ensuite. The added convenience of upper-level laundry makes the task that much easier. The functional unfinished basement offers excellent potential for future development to suit your needs or additional storage. Located close to parks, pathways, schools, shopping, and everyday amenities, this home offers the perfect balance of quiet living and convenience. A fantastic opportunity for first-time buyers, young families, or anyone looking for a place to call home.