

**302, 2006 Luxstone Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2300510**



**\$359,700**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Storage		

**Inclusions:** None

Welcome home to this beautifully fully finished two-storey townhome in the heart of Luxstone, where comfort, space, and convenience come together perfectly. From the moment you walk in, you're greeted by an inviting open-concept main floor filled with natural light and enhanced by soaring 9-foot ceilings that create an airy, spacious feel. The living room offers a warm and welcoming space to relax or entertain, while the kitchen features plenty of counter space for cooking, gathering, and everyday life, seamlessly flowing into the bright dining area. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat complete with a private 3-piece ensuite and generous closet space, creating the perfect place to unwind at the end of the day. The fully finished lower level adds even more versatility with an additional living space that's ideal for a family room, home office, gym, or guest area, along with the convenience of a full bathroom. Step outside to your private deck, perfect for morning coffee, summer BBQs, or simply enjoying some fresh air in your own outdoor space. With two parking stalls right out front and an unbeatable location close to shopping, schools, walking paths, and every amenity you need, this is the perfect opportunity to enjoy low-maintenance living in one of Airdrie's most convenient communities. The home has been freshly painted and has a brand new electric stove and dishwasher. This one truly feels like home the moment you walk through the door.