

**1603, 703 Luxstone Square SW
Airdrie, Alberta**

MLS # A2300867



\$375,000

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|------------------|--|---------------|-------------------|
| Division: | Luxstone | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,176 sq.ft. | Age: | 2005 (21 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Assigned, Off Street, Stall | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 275 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Start each day in a home that balances comfort, space and a peaceful setting backing directly onto a green belt in the heart of Luxstone. Thoughtful design and move-in ready condition come together to create a layout that supports both daily routines and relaxed living. Step inside to an open-concept main level where durable laminate flooring carries throughout while natural light moves easily from front to back. Gather in the living area where a charming bay window with built-in bench seating creates a cozy spot for reading or unwinding at the end of the day. Continue into the kitchen where stainless-steel appliances, a pantry for added storage and a peninsula island with breakfast bar seating keep everything within reach for both quick meals and casual conversation. Share meals in the adjacent dining space that connects seamlessly to the outdoors, making it easy to transition from indoor dinners to summer evenings on the deck. Head upstairs to a well-balanced upper level that includes 3 bedrooms, including a spacious primary retreat with a walk-in closet designed to keep everything organized and accessible. Two additional bedrooms and a 4-piece bathroom complete this level, offering flexibility for family, guests or a home office. Make your way downstairs to a fully finished basement where a large recreation area sets the stage for movie nights, games or quiet downtime. A 4th bedroom and 3-piece bathroom add versatility for visitors or extended family living. Step outside to a sunny south-facing backyard where an expansive deck invites barbeques, outdoor dining and time spent enjoying the open green space beyond. The greenbelt creates a sense of privacy while still maintaining connection to the surrounding community. Enjoy the convenience of 2 assigned parking stalls directly outside the home along with nearby visitor parking for guests. Located in the established

community of Luxstone, this home places schools, shopping, dining, pathways and everyday amenities within easy reach while offering quick access to Calgary, CrossIron Mills, Costco and the airport for effortless commuting.