

**501, 620 Luxstone Landing SW
Airdrie, Alberta**

MLS # A2302181



\$375,000

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Back Lane, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained townhouse in the sought-after community of Luxstone! This rare and highly functional layout features 3 spacious bedrooms—EACH with its own private 4-piece ENSUITE and WALK-IN closet, making it an exceptional opportunity for investors, first-time buyers, or down-sizers seeking comfort and flexibility. The main floor offers a bright, open-concept design highlighted by 9’ knockdown ceilings and rich hardwood flooring throughout the living space. The kitchen is both stylish and functional, featuring warm wood cabinetry, black appliances, tile backsplash, and a large central island with butcher block countertop and a stainless steel farm house sink, perfect for meal prep and entertaining alike. The adjacent dining and living areas are filled with natural light and flow seamlessly to the east-facing balcony, where you can enjoy peaceful views of Nose Creek Park and morning sun with added privacy and no rear neighbours. A convenient 2-piece powder room on the main level adds everyday functionality for guests. Upstairs, you’ll appreciate the upper-level laundry room and the generously sized bedrooms, each offering their own ensuite—ideal for roommates, guests, or multi-generational living. Basement is finished with another bedroom offering its own 4pc ensuite and walk-in closet as well. Mechanical room and under the stairs offer great storage. Additional features include an attached garage, modern lighting, newer dishwasher, washer/dryer, carpets, basement development and pride of ownership throughout. Located close to parks, schools, walking paths, and a playground, this home delivers the perfect blend of lifestyle, location, and value.