

**724 Luxstone Landing SW**  
**Airdrie, Alberta**

**MLS # A2311638**



**\$699,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,127 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Environmental Reserve, Landscaped, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Pantry, Soaking Tub		

**Inclusions:** Hot Tub

Welcome to 724 Luxstone Landing &mdash; a beautifully updated family home offering 5 bedrooms, a main floor office, a fully finished walk-up basement, and one of the most desirable locations in Luxstone. Perfectly situated on a spacious corner lot backing onto Nose Creek and Municipal Reserve, this meticulously maintained property combines functionality, style, and exceptional outdoor living. From the moment you arrive, the pride of ownership is undeniable. The curb appeal is exceptional, with ample parking and a commanding presence that immediately feels like home. Step inside and you&rsquo;ll be greeted by endless natural light pouring through the home, creating a bright and airy atmosphere throughout. Rich luxury vinyl plank flooring installed throughout the main and upper levels in 2017 seamlessly carries you through the thoughtfully designed layout. The front formal living and dining spaces offer flexibility for entertaining, while the heart of the home truly shines in the beautifully renovated kitchen (2017). Designed for both everyday living and hosting, the kitchen opens effortlessly into the warm and inviting family room, complete with views overlooking the backyard, Nose Creek, and the Municipal Reserve behind the home. Step outside onto the large rear deck and enjoy the serenity this incredible location provides. The outdoor space is truly an extension of the home, perfect for morning coffees, summer BBQs, or evenings relaxing in the hot tub under the pergola. Wrapping around the central staircase on the main floor, you&rsquo;ll also find a dedicated office space ideal for working from home, a convenient powder room, and main floor laundry. Upstairs, the home continues to impress with three generously sized secondary bedrooms, a full bathroom, and an expansive owner&rsquo;s retreat designed for relaxation. The primary suite features a stunning

5-piece ensuite complete with a luxurious soaker tub, separate shower, and a spacious walk-in closet. The fully finished walk-up basement provides incredible versatility for growing families, multi-generational living, or entertaining. Downstairs, you'll find an additional bedroom, a full bathroom, a large recreation space perfect for a home gym, a media room, or a kids' play area, along with ample storage space. The walk-up basement provides direct access to the incredible backyard. Additional upgrades include a rear window replacement (2014), a new front door (2018), a dishwasher (2019), extensive kitchen and flooring renovations (2017), and meticulous ongoing maintenance over the years. The double attached garage offers built-in shelving and excellent storage solutions for busy families. This is more than just a home — it's a lifestyle property offering space, upgrades, and an unbeatable location in one of Airdrie's most family-friendly communities. Homes like this rarely come available.