587-899-3773
justin@realtyaces.ca

325 Luxstone Green SW
Airdrie, Alberta

MLS # A2336436



$649,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: See Appliances

Welcome to this original-owner gem in the heart of Luxstone, ideally situated overlooking the beautiful community pathways and greenspace. With over 2,700 sq. ft. of developed living space, this home offers plenty of room for the entire family. The main level features a bright, inviting open-concept layout designed for both everyday living and entertaining. The kitchen offers stainless steel appliances, loads of counter space, a pantry, and a large centre island, all flowing seamlessly into the spacious living room. Also on the main floor is a versatile office/den or bedroom, complete with a Murphy bed, along with a convenient 2-piece powder room. Upstairs, you’ll find plenty of space for everyone. The huge primary bedroom easily accommodates a king-size bed, dressers and nightstands, and features a walk-in closet plus a luxurious 5-piece ensuite. Three additional generously sized bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement adds even more living space with a large recreation room, 4-piece bathroom, laundry room, cold storage, and sunshine windows that bring in plenty of natural light. Step outside into your amazing backyard overlooking the greenspace and walking paths. This is truly a gardener’s dream, with an established greenhouse already in place, while still leaving plenty of room for the kids and pets to play. Numerous important updates have already been taken care of, including roof and siding (2015), furnace and A/C (2022), washer and dryer (2022), back fence (2023) and new garage door and opener (2024) A spacious, well-maintained home in a fantastic Luxstone location with room for the whole family — this one is a must see! Book your showing today.

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