

754 Luxstone Gate SW Airdrie, Alberta

MLS # A2337244



\$454,900

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,480 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Sump Pump

Updated 3 bedroom up, plus a bedroom in the basement, 2.5 baths and roughed in plumbing in the basement Great layout in this home featuring large kitchen with lots of cupboard space and pantry, separate dining area, cozy living room with gas fireplace overlooking the backyard which has a large deck, garden, flower box and is totally fenced. The lower level has a bedroom and is ready for a rec room and a bath. Plus leaving room for plenty of storage. The single garage has an alcove area allowing for more storage. This home is not a condo, which is a bonus. The front driveway allows for extra parking and there is plenty of street parking. Located to close to schools, shopping, transit and parks, located between two main streets for quick access to QE11.