

904, 2066 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2339362



\$369,999

Division:	Luxstone		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,189 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: N/A

FULLY RENOVATED CORNER UNIT WITH 3 BEDROOMS, 1.5 BATHROOMS, 2 PARKING STALLS & LOW CONDO FEES! Welcome to this beautifully renovated and completely MOVE-IN READY 3-bedroom, 1.5-bathroom CORNER UNIT in the highly sought-after Luxstone community of Airdrie! Offering extra privacy, abundant natural light and an incredibly functional layout, this home has been thoughtfully updated throughout and is ready for its new owners. Step inside and immediately appreciate the bright, inviting atmosphere and fresh, contemporary feel. The main level features a spacious open-concept layout with plenty of natural light, creating the perfect setting for entertaining, relaxing and everyday living. The kitchen offers a functional layout with ample cabinetry, generous counter space and a convenient PANTRY, flowing seamlessly into the adjoining dining and living areas. Upstairs, you'll find 3 generously sized bedrooms, including a comfortable primary retreat, along with a beautiful 4-piece bathroom featuring thoughtful updates. The unfinished lower level provides excellent additional STORAGE SPACE, with the washer and dryer conveniently located in the basement, making everyday living that much easier. Outside, enjoy your own private outdoor space — perfect for summer BBQs, morning coffee or entertaining friends and family. As a CORNER UNIT, this home offers the added benefits of extra windows, increased privacy and an abundance of natural light throughout. Located in a fantastic Airdrie location close to parks, schools, shopping, restaurants, transit and major roadways, this home offers convenience both inside and out. With 3 BEDROOMS, 1.5 BATHROOMS, 2 PARKING STALLS, CORNER UNIT, EXTENSIVE RENOVATIONS, PANTRY, EXTRA BASEMENT STORAGE & LOW CONDO FEES, this is an incredible

opportunity for first-time buyers, young families, investors, or anyone looking for a place to call home! Sellers were getting \$2,000/month for rent for this beautiful unit.