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GRASSROOTS
REALTY GROUP

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134 Luxstone Road SW
Airdrie, Alberta

MLS # A2341977



$599,999

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,757 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Covered, Double Garage Attached, Off Street, RV Acces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC-25
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: HOT TUB

Beautifully maintained 2-storey home on an oversized corner lot in the desirable community of Luxstone! Offering 3 bedrooms, 2.5 bathrooms, and a functional open-concept layout, this home provides an excellent blend of space, comfort, and charm. The main floor features a spacious living area with a cozy gas fireplace, a well-appointed kitchen with granite countertops, and a sliding door leading to the private backyard. A separate formal living room offers excellent flexibility and can be used as a den or home office. Upstairs, you'll find three generously sized bedrooms and two bathrooms, including a spacious primary retreat with a luxurious 5-piece ensuite. A versatile den area and convenient upper-floor laundry add to the functionality of this level. The basement is partially finished with completed walls, flooring, and ceiling, offering a large open recreational space with plenty of room for a pool table, theatre setup, and future customization. Outside, enjoy the oversized corner lot with a beautifully manicured yard, underground sprinklers, and a hot tub—perfect for relaxing or entertaining outdoors. Additional features include a double attached garage and central A/C. Ideally located close to schools, parks, playgrounds, shopping plazas, and everyday amenities, making this an excellent choice for families and anyone looking for convenience. With its spacious layout, desirable corner lot, inviting outdoor space, and fantastic location, this well-cared-for Luxstone home is a must-see!

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