

149 Luxstone Way SW Airdrie, Alberta

MLS # A2342268



\$450,000

Division:	Luxstone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,343 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Storage		

Inclusions: None

Tucked onto a quiet street in the established community of Luxstone, this bright 3 bedroom, 2.5 bathroom home offers a functional layout with plenty of room to grow. The main floor has an open, easy flowing design that keeps the kitchen, dining and living spaces connected, with stainless steel appliances, a central island for extra prep space and storage, plenty of natural light, and a gas fireplace adding warmth to the living room. Upstairs, all three bedrooms are conveniently located together, including the primary bedroom with its own private ensuite, along with a second full bathroom and upper-floor laundry. The unfinished basement provides plenty of storage today with the flexibility to add more living space, a home gym, office or additional bedroom down the road. Outside, the good-sized backyard gives you room for kids, pets, gardening or summer evenings outside. Luxstone is a quiet, established neighbourhood with parks, playgrounds and pathways close by, along with convenient access to shopping, schools and everyday amenities throughout Airdrie. Quick connections to Yankee Valley Boulevard, Main Street and QEII also make getting around the city or commuting into Calgary straightforward. A bright, practical home in a great location with the space and flexibility to make it your own.