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237 Luxstone Green SW
Airdrie, Alberta

MLS # A2344974



$600,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,775 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, See Remarks,		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Chandelier, High Ceilings, See Remarks		

Inclusions: Heater in garage, living room tv & speakers, dog gates

Beautifully finished 2-storey backing west onto green space and tucked away in a quiet cul-de-sac in Luxstone. This contemporary home offers a bright, open design with impressive architectural details throughout. Double 8' front entry doors open to a dramatic vaulted foyer highlighted by a 9' chandelier, while a wall of floor-to-ceiling windows fills the home with natural light. Brazilian hardwood flooring extends through the main living areas, complemented by custom glass and stainless-steel cable railings and a clean-view gas fireplace. The kitchen features granite countertops, stainless steel appliances including a Bosch dishwasher, plenty of cabinetry and a convenient central vacuum toe-kick inlet. A built-in speaker system extends both indoors and outside, and central air conditioning was added in September 2026. Upstairs you'll find a spacious open den/loft with built-in storage and bench seating, a full bathroom and two generously sized bedrooms. The impressive primary retreat features its own fireplace, a large walk-in closet and spacious ensuite with a fully tiled shower and dual vessel sinks. The fully finished basement adds excellent additional living space with a comfortable family/rec room, another bedroom and a 3-piece ensuite bathroom. Outside, take full advantage of the west-facing backyard and green space setting. The recently stained two-tiered sundeck provides plenty of room for entertaining and includes a gas line for the BBQ, while the pergola and hot tub create a great space to relax and unwind. Located in the established community of Luxstone, this home is close to parks, pathways, playgrounds and schools, with convenient access to shopping, restaurants and everyday amenities throughout Airdrie. Quick access to major routes makes getting around the city or commuting to Calgary easy. A fantastic combination of location, living space and

a private west-facing setting backing onto green space. Click on media for the video and book your private showing today!

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