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GRASSROOTS REALTY GROUP

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83 Luxstone Crescent SW Airdrie, Alberta

MLS # A2346752

$569,900

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,334 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversiz		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Gazebo, Level		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

What if your home didn’t just hold value — but quietly built your future every single month? Welcome to this beautifully maintained Luxstone property where comfort, convenience, and real financial opportunity come together. Imagine the ease of everyday living with A.E. Bowers, Muriel Clayton, and George McDougall all within reach, and the rare luxury of St. Martin de Porres High School just a short 7-minute walk away. Just minutes from Sierra Springs Shopping Centre, everything you need—Walmart, Tim Hortons, A&W, Winners, London Drugs—is right at your fingertips. This is the kind of location that simply makes life feel easier. Step inside and feel the warmth immediately—a cozy gas fireplace, a beautifully designed kitchen with full-height cabinetry and pantry, and a seamless flow into your sun-filled backyard complete with a large deck, gazebo, and fire pit—where ordinary evenings turn into unforgettable moments. Upstairs, three spacious bedrooms offer comfort and retreat, including a serene primary suite designed for you to truly unwind. SEPARATE ENTRANCE BASEMENT SUITE (ILLEGAL) – A POWERFUL OPPORTUNITY TO OFFSET YOUR MORTGAGE. Downstairs, the potential is undeniable. With its own entrance, full kitchen, bedroom, bathroom, and living space, this fully finished level offers flexibility for extended family or the ability to generate additional income—creating real financial breathing room and long-term advantage (subject to municipal approval). With a double garage, rare RV parking, and quick access to Deerfoot Trail, Calgary International Airport, CrossIron Mills, and Costco, this isn’t just a home—it’s a place that supports your lifestyle, strengthens your future, and turns everyday living into lasting value. Start building your next chapter here today.

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