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# 133 Luxstone Place
# Airdrie, Alberta

## MLS # A2351556

# $559,000

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|---|---|---|---|
| **Division:** | Luxstone | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,420 sq.ft. | **Age:** | 2005 (21 yrs old) |
| **Beds:** | 5 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Detached | | |
| **Lot Size:** | 0.09 Acre | | |
| **Lot Feat:** | Back Lane, Back Yard, City Lot, Interior Lot | | |

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

**Inclusions:** MURPHY BED , HOT TUB

Welcome to this refined two-storey residence situated in the well-established community of Luxstone, offering over 2,100 square feet of finished living space. Featuring five bedrooms and 3.5 bathrooms, this property is ideally tailored for families seeking both comfort and functionality. The main level showcases an open-concept design that effortlessly connects the kitchen, dining, and living areas. Natural light brightens the living room through an expansive bay window, complemented by elegant hardwood flooring. Designed for both style and practicality, the kitchen includes durable tile flooring, quartz countertops, an island with seating, abundant cabinetry, and a corner pantry for extra storage. An inviting dining area accommodates family meals, while a main-floor half bath and entry closets at both doors complete the space. Upstairs, plush carpeting adds warmth and comfort underfoot. The spacious primary suite features a walk-in closet and a private four-piece ensuite. Two additional bedrooms and another four-piece bath serve the upper level efficiently. The basement provides versatility with two additional rooms—suitable as a home office, playroom, gym, or den—alongside a three-piece bathroom, laundry area, and generous storage. Outside, the south-facing backyard is crafted for year-round enjoyment. A covered deck offers a sheltered space for outdoor relaxation, while a lower brick patio and a hot tub under a pergola create an inviting retreat. Garden boxes stand ready for planting, surrounded by a fully fenced yard with room for pets or recreation. The insulated and heated double detached garage includes electrical wiring for colder months, while gated RV parking offers exceptional convenience. Notable updates include central air conditioning, new quartz countertops, fresh paint, and brand-new upper-level carpet, all completed in September 2024.

A soft water system and hot water tank were installed in 2021, the roof was replaced in 2013, and the original furnace remains intact. Located moments from walking pathways, Luxstone provides a tranquil setting with direct access to outdoor recreation, supported by Airdrie’s 1,500 acres of parkland and 140 km of paved trails. Positioned near parks and St. Martin de Porres High School, local shops and dining are just five minutes away. Enjoy a quick 10-minute drive to Genesis Place or CrossIron Mall, alongside convenient access to Yankee Valley Boulevard and Highway 2.

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