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GRASSROOTS REALTY GROUP

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241 Luxstone Green SW
Airdrie, Alberta

MLS # A2356055

$629,000

Division:	Luxstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,927 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, High Ceilings, See Remarks		

Inclusions: shed

Exceptional 5-bedroom, 3.5-bath home backing onto a large green space in Luxstone. Vaulted ceilings greet you in the entrance, setting the tone for the light-filled main level, which offers a dedicated office with fiber optic ethernet, bright living areas, and an oversized eating nook/dining area perfect for entertaining. The fully developed basement adds generous living space, large laundry room and a 5th bedroom with a 3 piece ensuite. The four bedrooms upstairs provide room for everyone, one being an over-sized bedroom with reading nook, suitable for multiple uses. The primary bedroom boasts plenty of room for a king-sized bed, 4 piece ensuite and walk-in closet. Practical touches throughout: central A/C, newer appliances, updated flooring and upgraded Class 4 impact rated shingles. The back-entry mudroom, with a second laundry hookup for added convenience, leads to the insulated, heated double garage which includes a 30-amp sub panel, work bench and abundant storage — ideal for a workshop or toys. The driveway is bordered by landscaping stones adding to the curb appeal and providing additional parking if needed. Outside houses an appealing shed, large enough for your outdoor tools and toys with additional storage under the deck. Located on a quiet cul-de-sac surrounded by well-kept homes. Walking distance to schools. Meticulously maintained and move-in ready — call today for your private viewing!

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