

# \$415,000 - 604, 2001 Luxstone Boulevard Sw, Airdrie

MLS® #A2204048

**\$415,000**

4 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

Discover this inviting townhouse in the sought-after Luxstone Airdrie neighborhood, where modernity and functionality blend seamlessly in every detail. Recently updated, it features modern cabinets, quartz countertops, and stainless steel appliances in the kitchen, ideal for those who appreciate both style and efficiency. On the second floor, you'll find three comfortable bedrooms and a four-piece bathroom, perfect for unwinding at the end of the day. Additionally, the basement is fully developed, offering an extra room, a full bathroom, a recreation room, which provide ample possibilities for entertainment or family living. Tons of storage, and the laundry room completes the basement. The property also includes a spacious area perfect for setting up a home office, two assigned parking spots, and, notably, one of the few townhouses in the area with a concrete patio, an adaptable space to enjoy the outdoors or customize to your preferences. This property represents an excellent opportunity for anyone seeking a modern, well-equipped home in a prime location. Easy access to major roads and public transit options, making commuting around the city hassle-free.

Built in 2003

## Essential Information

MLS® #                      A2204048

Price                        \$415,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,287         |
| Acres          | 0.03          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 604, 2001 Luxstone Boulevard Sw |
| Subdivision | Luxstone                        |
| City        | Airdrie                         |
| County      | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B 2Y6                         |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Playground      |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Storage                          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | Window Unit(s)   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Other, Playground          |
| Lot Description   | Few Trees, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding               |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 20th, 2025  
Days on Market                36  
Zoning                              R2-T

**Listing Details**

Listing Office                    CIR Realty

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