

# \$647,900 - 117 Luxstone Road Sw, Airdrie

MLS® #A2218307

**\$647,900**

5 Bedroom, 4.00 Bathroom, 1,777 sqft

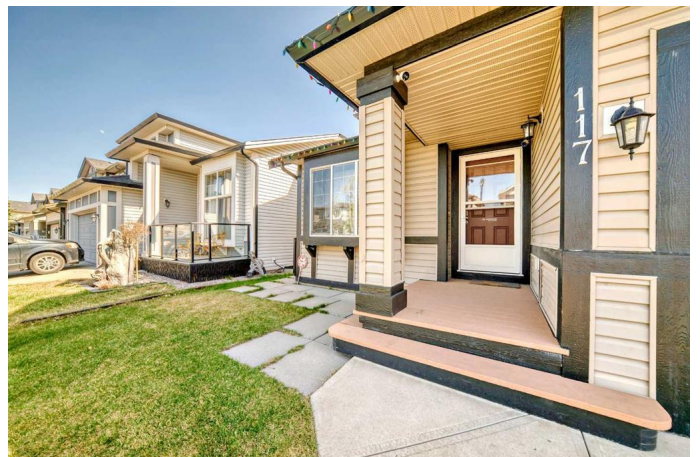
Residential on 0.08 Acres

Luxstone, Airdrie, Alberta

Welcome to Luxstone in Airdrie, it is a well thought after community, this well-maintained 5 bedrooms, 3 & 1/2 washrooms fully finished basement welcomes you the moment you step inside, this family home is warmly decorated and offers comfort, charm, and functionality in every corner. Rustic wall accents and stylish lighting add a cozy character, while the gleaming hardwood floors and open-concept main floor create a bright and inviting atmosphere. Enjoy the flexibility of two distinct living spaces on the main floor—one perfect for family movie nights by the gas fireplace, and the other ideal for entertaining guests. The spacious dining area easily accommodates a table for eight, making it perfect for gatherings. Upstairs, you'll find three bedrooms, including a generous master suite complete with a walk-in closet and private ensuite. The two additional bedrooms are sunny and spacious, and the versatile bonus room offers a perfect spot for a kids'™ play area, study room, or creative space.

The fully finished basement includes two additional bedrooms—one with a walk-in closet—and a full bathroom. The space is clean and neutral, ready for your personal design touches.

Step outside to your south-facing backyard, perfect for sunny afternoons. An aluminum patio shade provides comfort on bright days, while included curtains add privacy and wind protection. A garden shed is also included, offering ample storage for tools and patio



essentials. Additional features include ceiling fans in every room to keep you cool during summer, a double garage, and roof vents to help with winter weather. Located near schools, parks, and all the conveniences of Luxstone, this is the home youâ€™ve been looking for!

Built in 2006

### **Essential Information**

MLS® #	A2218307
Price	\$647,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,777
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	117 Luxstone Road Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	3
Zoning	DC-25

## Listing Details

Listing Office	First Place Realty
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