

**845 Luxstone Square SW**  
**Airdrie, Alberta**

**MLS # A2162595**



**\$649,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,867 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	None	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** Garage work bench

**WEST BACKYARD | 3 BEDROOMS | 3 BATHROOMS | SPACIOUS LAYOUT | OPEN TO ABOVE | BEAUTIFUL MASTER ENSUITE |**  
 Welcome to your perfect family home in the desirable community of Luxstone! This expansive home, with over 1850 sqft of living space, features 3 bedrooms and 3 bathrooms, offering a seamless blend of comfort and style for modern living. As you step inside, you're greeted by a bright and inviting living room, perfect for relaxing or entertaining guests. The main floor also boasts a cozy family room and a well-designed kitchen with modern appliances, ample cabinetry, and a central island that's perfect for meal preparation or casual dining. The adjacent dining area offers easy access to the large backyard, making it ideal for outdoor gatherings, kids' playtime, or summer barbecues. Upstairs, the primary bedroom serves as a peaceful retreat with a luxurious 5-piece ensuite, featuring a soaking tub, standing shower, and dual sinks. Two additional bedrooms offer ample space, with a shared 4-piece bathroom for convenience. A walk-in closet in the master bedroom adds extra storage. The basement is unfinished and an open canvas ready for your elegant touches! The west-facing backyard provides ample sun beaming throughout the home. This home features a lovely double car attached front garage. Please note: the main floor and upstairs will be replaced with vinyl flooring. Located close to supermarkets, schools, and parks, this home provides everything you need for comfortable family living. Book your viewing today and make this beautiful Luxstone property your own!