

**692 Luxstone Landing SW**  
**Airdrie, Alberta**

**MLS # A2171054**



**\$664,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home		

**Inclusions:** Garden Shed

Welcome to your dream home! This beautifully designed AIR-CONDITIONED 2-storey residence features an open concept floor plan on the main level that seamlessly connects the living, dining and kitchen areas, creating an inviting space for entertaining and everyday life. Natural light floods the main level, enhancing the warm and welcoming atmosphere. Completing the main level, you also have a 2-piece bath. On the 2nd level you will find 3 spacious bedrooms with your PRIMARY BEDROOM having a 4-PIECE ENSUITE and LARGE WALK-IN CLOSET as well as another full bath, and a HUGE BONUS ROOM, perfect for family living. The DEVELOPED WALK-OUT basement offers additional living space, including a 2-piece bath. This level is ideal for a home theater, gym, or playroom, and provides direct access to your private outdoor sanctuary.. Step outside to discover a backyard oasis that backs onto Nose Creek. Enjoy tranquil moments by the water, host summer barbecues, or simply unwind in your own maintenance free personal retreat. Throughout the summer, a variety of different gorgeous plants bloom, enhancing the beauty of the yard. There is a massive sand structure, ideal for a children's playcentre. No mowing the lawn back here - ARTIFICIAL TURF makes it a breeze keeping the yard looking fresh all summer long. In addition to the new concrete patio & ground level wooden deck, the upper deck was rebuilt and new support beam installed. Other recent updates include CENTRAL AIR CONDITIONING (Aug 2023), HOT WATER TANK (2023), DISHWASHER (2023), newer WASHER & DRYER, light-filtering zebra blinds throughout main level, and honeycomb blackout blinds in the bonus room & 2 bedrooms and the basement. There is a DOUBLE ATTACHED GARAGE and an oversized front driveway. Don't miss out on this

exceptional opportunity to own a home that perfectly blends comfort, style, and natural beauty! Schedule your showing today!