

**250 Luxstone Road SW**  
**Airdrie, Alberta**

**MLS # A2177066**



**\$660,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,708 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-25
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Pantry		

**Inclusions:** NA

Welcome to this modern UPDATED Lovely home with Amazing Features. And SEPARATE ENTRANCE to the Permitted Basement complete with 3 bedrooms, bathroom and a SECOND KITCHEN!! You will be pleasantly impressed the moment you walk into this home. Great layout with total of 6 bedrooms + a main floor office/Flex/living room, 3.5 baths and over 2500 sq ft of finished living space with a fabulous flow for everyday living and entertaining. You will love the updates including, NEW Luxury Vinyl flooring, Updated Kitchen, Updated baths and vanities with new Quartz counter tops, brand new paint, Amazing New LED Lighting and Chandeliers, updated baths, new trims, SS appliances and more! Impeccably clean home with a modern & functional floor complimented by abundance of natural light throughout adding to the beauty of the design. The modern KITCHEN boasts of boasts of NEW Beautiful Water fall style Quartz counter tops , New Sink and faucets, Modern cabinetry, stainless Steel appliances and beautiful New Backsplash. Through the patio doors to the HUGE Backyard, well designed with Beautiful Stone Patio perfect for Entertaining. Up the stairs to the second floor where you find a Cozy BONUS ROOM; 3 bedrooms with the Primary bedroom with its own 5 PIECE ENSUITE featuring double sinks with New Quartz counter tops, and a walk-in closet. The Large basement completed with permits features a SEPARATE ENTRANCE, 3 Bedrooms, Kitchen with counter tops, living area and a luxurious bathroom. To finish up is a Double Attached Garage for the comfort of warm vehicles. This quiet community offers great access to main roadways and is surrounded by serene walking & biking trails, shopping and parks. A Great Place to call Home!! Check out our 3D VIRTUAL TOUR to ease your decision making process- Be sure to navigate on the floor plan on the tour

to view all the 3 floors