

**2196 Luxstone Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2184509**



**\$550,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** NA

Welcome to 2196 Luxstone Blvd SW, located in the heart of beautiful Airdrie. This exceptional home offers a blend of style, comfort, and convenience. Step inside to find gleaming hardwood floors throughout the entrance, kitchen, and dining area. The open layout leads seamlessly to a beautiful deck, perfect for outdoor entertaining. The kitchen features a gas stove, sleek black appliances, and maple cabinets, all complemented by a walkthrough butler's pantry that connects to the main floor laundry/mudroom and the heated and cooled garage—a rare find ideal for year-round comfort. Upstairs, the spacious primary suite easily accommodates a king-sized bed with room to spare, offering a walk-in closet and a generous ensuite. Two additional bedrooms share a convenient Jack and Jill bathroom, providing both privacy and functionality for the kids. The basement is mostly finished, with a family room, and a fourth bedroom. Enjoy the large, fenced yard, perfect for families, kids and pets. Nearby schools and shopping. As an added bonus, the home includes a hot tub and air conditioning for ultimate in comfort. This home is a must-see! Don't miss the opportunity to make it yours. Schedule a viewing today and experience all this property has to offer!