

**581 Luxstone Landing SW**  
**Airdrie, Alberta**

**MLS # A2192510**



**\$725,000**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

This 4-bedroom, 3.5-bathroom walk-out home in Luxstone, Airdrie, is the perfect combination of style, space, and modern upgrades. With high ceilings and rich wood cabinetry, the open-concept main floor feels bright and inviting. The living room features a cozy gas fireplace, while the kitchen boasts brand-new stainless steel appliances (2023), granite countertops, a large island, and a walk-in pantry. The dining area leads to the back deck, complete with a retractable awning, gas BBQ hookup, and enclosed storage below. A main-floor laundry room, powder room, and double-attached garage add convenience. Upstairs, the primary suite offers a spacious walk-in closet and a spa-like 5-piece ensuite with heated floors, a jetted tub, a double vanity, and an enclosed water closet. Two additional bedrooms and a large bonus room provide the perfect space for a growing family. The fully finished walk-out basement includes a huge rec room, a fourth bedroom, a three-piece bathroom, and extra storage. The fully fenced backyard backs onto green space with no neighbors behind, creating a private retreat. Additional upgrades include brand-new central air conditioning (2023) and central vacuum. Located just minutes from Genesis Place, schools, parks, shopping, and walking paths, this home offers unbeatable value in a prime location.