

604, 2001 Luxstone Boulevard SW
Airdrie, Alberta

MLS # A2204048



\$415,000

Division:	Luxstone		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions: n/a

Discover this inviting townhouse in the sought-after Luxstone Airdrie neighborhood, where modernity and functionality blend seamlessly in every detail. Recently updated, it features modern cabinets, quartz countertops, and stainless steel appliances in the kitchen, ideal for those who appreciate both style and efficiency. On the second floor, you'll find three comfortable bedrooms and a four-piece bathroom, perfect for unwinding at the end of the day. Additionally, the basement is fully developed, offering an extra room, a full bathroom, a recreation room, which provide ample possibilities for entertainment or family living. Tons of storage, and the laundry room completes the basement. The property also includes a spacious area perfect for setting up a home office, two assigned parking spots, and, notably, one of the few townhouses in the area with a concrete patio, an adaptable space to enjoy the outdoors or customize to your preferences. This property represents an excellent opportunity for anyone seeking a modern, well-equipped home in a prime location. Easy access to major roads and public transit options, making commuting around the city hassle-free.