

# \$600,000 - 2043 Luxstone Boulevard Sw, Airdrie

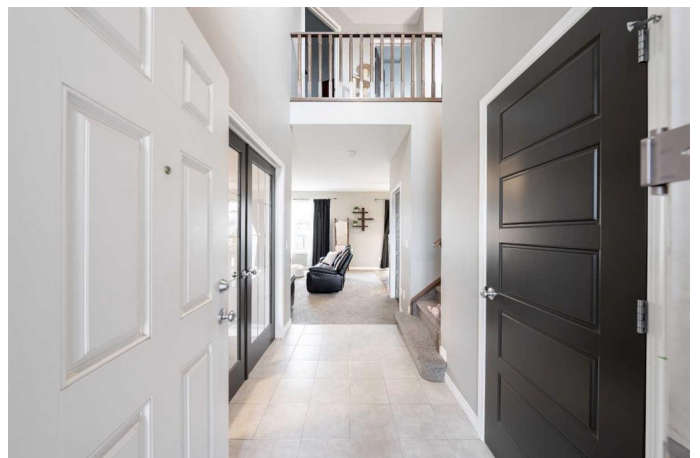
MLS® #A2200245

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,650 sqft  
Residential on 0.11 Acres

Luxstone, Airdrie, Alberta

**\*\*\*WELCOME HOME!\*\*\*** This Beautiful Family Home is nestled on a LARGE LOT just steps to the PARK in the Highly DESIRABLE & Vibrant Community of Luxstone & features MANY UPGRADES throughout! Boasting nearly 2500ft over 3 levels, the main floor showcases a Bright & SPACIOUS Open Concept design enhanced by 9ft Ceilings & the 2 story Foyer with balcony, Rich HARDWOOD Flooring & Large WINDOWS allowing the Natural Light to cascade throughout! The layout flows seamlessly from the Living Room with cozy Gas Fireplace through the Dining Area & CHEFâ€™S Kitchen, featuring Upgraded Cabinetry, STONE Counters & Central Island with Eat-Up Bar, providing an expansive and inviting space, perfect for just curling up with a good book or entertaining Family & Friends! Completing this level is a DEN/OFFICE (or 4th BEDROOM), Powder Room & Laundry/Mud Room. Heading upstairs, your SPACIOUS Master Retreat features a Large WALK-IN Closet & Full Private ENSUITE. Rounding off this level are 2 MORE generously sized BEDROOMS & another Full Bath. Step outside into your EXPANSIVE outdoor space & enjoy the Huge DECK, the perfect spot for BBQâ€™s & playtime with the kiddos! Your Nicely Landscaped Backyard also includes a Shed & plenty of space to invite all the Friends & Family over. Loved for its Strong sense of Community, natural BEAUTY & access to numerous Amenities, Luxstone is surrounded



by GREEN SPACES, Walking Paths, Parks, Playgrounds & Schools providing ample OPPORTUNITIES for YEAR-ROUND Recreation & MORE! Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!

Built in 2009

### **Essential Information**

MLS® #	A2200245
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2043 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, See Remarks, Stone Counters
-------------------	---

Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	5
Zoning	R1

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.