1303, 703 Luxstone Square SW
Airdrie, Alberta

MLS # A2242216

$373,000

Division:	Luxstone		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,185 sq.ft.	**Age:**	2005 (20 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 385
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R2-T
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, No Smoking Home		

Inclusions: N/A

Welcome to this beautiful 3-Bedroom Townhouse in this south-after Luxstone complex! This 3-bedroom, 1.5-bath townhouse offers over 1,180 sq ft of thoughtfully designed living space and is perfect for first-time homebuyers or savvy investors.   The main floor features 9' ceilings, and a bright, spacious living room. The functional kitchen includes black appliances, maple cabinets, a raised eating bar, corner pantry, and ample cupboard and counter space. The adjoining dining area is ideal for hosting family dinners or entertaining guests, and it opens to a peaceful rear green space. A convenient 2-piece bath completes the main level. Upstairs, enjoy three generously sized bedrooms include a spacious primary suite with a walk-in closet and cheater ensuite access to the full 4-piece bathroom, offering comfort and privacy. The large unfinished basement provides endless possibilities for future development and includes the laundry area and extra storage space. Additional features include 2 assigned parking stalls located directly in front of the unit, and an unbeatable location with easy access to schools, parks, walking paths, grocery stores, medical services, and more. Whether you're entering the market or adding to your investment portfolio, this updated and stylish townhouse is a fantastic opportunity in a great location. Book your showing today!