

**103, 2066 Luxstone Boulevard SW  
Airdrie, Alberta**

**MLS # A2243574**



**\$359,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this bright and spacious 3-bedroom, 1.5-bath townhome in the desirable community of Luxstone. This well-maintained unit features an open-concept layout with a large living room that flows into the dining nook, which overlooks your private deck and the green space beyond. The kitchen offers a convenient corner pantry and upgraded cabinetry, combining function and style. A 2-piece bathroom completes the main floor. Upstairs, you'll find three comfortable bedrooms, including a generous primary suite with a walk-in closet, large window, and direct access to the 4-piece main bathroom. Two additional bedrooms are just across the hallway. The basement is undeveloped and ready for your personal touch. Two parking stalls are located directly behind the unit for your convenience. This well-managed complex is close to shopping, schools, parks, and playgrounds. Immediate possession available—don't miss your chance to own this fantastic home!