

**603, 2001 Luxstone Boulevard SW  
Airdrie, Alberta**

**MLS # A2244494**



**\$379,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Luxstone              |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,309 sq.ft.          | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | 0.03 Acre             |               |                   |
| <b>Lot Feat:</b> | Landscaped            |               |                   |

|                    |                                                                                                             |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                                                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                             | <b>Condo Fee:</b> | \$ 375 |
| <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>   | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** None

YOU WILL NOT FIND A MORE UPGRADED TOWNHOME IN AIRDRIE \$45,000 in TOTAL RENOVATIONS!!! \$7,,000 in APPLIANCES ALONE!! Welcome to this STUNNING 3-bedroom, 1.5-bathroom townhome in the desirable community of Luxstone in Airdrie—offering a perfect blend of style, comfort, and convenience for families or first-time buyers. Step inside to a bright and spacious open-concept main floor featuring a generous living room with a charming bay window and a large kitchen with ample cabinetry, a stylish new backsplash, updated NEW cabinets with modern hardware, and a cozy breakfast nook. Fresh paint throughout enhances the home’s clean and contemporary feel. The main bathroom has been thoughtfully updated with brand-new fixtures including sink and tub faucets, a handheld showerhead, and plumbing upgrades. Upstairs, you’ll find a spacious primary suite with its own bay window and sitting area—perfect for relaxing after a long day. Two additional well-sized bedrooms and the main bath complete the upper level. The home also includes stainless steel appliances. The basement is drywalled and ready for your personal touch. Step outside to your private garden patio—ideal for outdoor entertaining or quiet morning coffee. This well-managed complex also features its own park and playground, creating a family-friendly atmosphere in a great location. Don't miss your opportunity to own this move-in-ready gem in Luxstone—book your showing today!