

203, 2066 Luxstone Boulevard SW  
Airdrie, Alberta

MLS # A2253599



\$349,900

Division:	Luxstone		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding, Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 324
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: n/a

Welcome home to your bright and inviting end-unit townhome in Luxstone featuring 2 bedrooms + bonus room, 2.5 bathrooms and a fully developed basement ready for your real estate investment endeavours. The main floor offers an open layout floorplan with natural light, while the upper level includes a spacious bonus, comfortable primary suite with walk-in closet, plus a second bedroom. The developed basement adds extra living space &ndash; perfect for a rec room, home office, additional bedroom space or guest area. Enjoy the privacy and added windows of an end unit, plus a great location close to schools, parks, shopping, dining, and transit with quick access to Calgary. Ideal for first-time buyers and investors alike &ndash; book your showing today!