

2128 Luxstone Boulevard SW  
Airdrie, Alberta

MLS # A2255240



\$625,000

|           |                             |        |                   |
|-----------|-----------------------------|--------|-------------------|
| Division: | Luxstone                    |        |                   |
| Type:     | Residential/House           |        |                   |
| Style:    | 2 Storey                    |        |                   |
| Size:     | 1,681 sq.ft.                | Age:   | 2007 (18 yrs old) |
| Beds:     | 3                           | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached      |        |                   |
| Lot Size: | 0.11 Acre                   |        |                   |
| Lot Feat: | Back Lane, Front Yard, Lawn |        |                   |

|             |                                       |            |    |
|-------------|---------------------------------------|------------|----|
| Heating:    | Forced Air                            | Water:     | -  |
| Floors:     | Carpet, Laminate, Linoleum            | Sewer:     | -  |
| Roof:       | Asphalt Shingle                       | Condo Fee: | -  |
| Basement:   | Finished, Full                        | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame, Wood Siding | Zoning:    | R1 |
| Foundation: | Poured Concrete                       | Utilities: | -  |
| Features:   | Granite Counters, Kitchen Island      |            |    |

Inclusions: N/A

This beautifully maintained 1,680 sq. ft. 2-storey is located in one of Airdrie's most established communities, just steps away from schools, parks, and shopping. Inside, you'll find a functional and inviting layout with 3 spacious bedrooms and 3.5 bathrooms, ideal for a growing family. The bright and open main level offers a welcoming living space that flows seamlessly into the dining and kitchen areas, making it perfect for everyday living and entertaining. Adding incredible value, the basement is fully developed with its own kitchen — perfect for extended family, guests, or as a mortgage helper. Outside, enjoy a private backyard with room for kids and pets to play, plus a double attached garage for convenience. This home offers the right blend of comfort, functionality, and location — all at an affordable price point. Don't miss your chance to own a fantastic family home in a great neighbourhood!