

# \$399,000 - 803, 2005 Luxstone Boulevard Sw, Airdrie

MLS® #A2196857

**\$399,000**

3 Bedroom, 3.00 Bathroom, 1,165 sqft  
Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

3 BEDROOMS | 2 PARKING STALLS | FRONT PORCH | SOUTH-FACING FRONT | OPEN FLOOR PLAN | STYLISH DESIGN | VERY WALKABLE LOCATION! Beautifully styled 3 bedroom townhouse with a great outdoor spaces and low condo fees. The front porch greets guests and entices peacefully morning coffees watching the sun rise. Inside, the sophisticated main floor is basked in natural light with a modern design that is both stylish and practical. Clear sightlines allow for easy interaction between the kitchen, dining and living rooms, perfect for entertaining and unobstructed conversations with family. Culinary creativity awaits in the well laid out kitchen featuring a raised counter as casual breakfast bar seating. This level is also home to a convenient powder room. On the upper level is a 4-piece family bathroom and 3 spacious and bright bedrooms including the primary oasis complete with a large walk-in closet and a cheater door to the main bathroom, The basement is home of a huge rec room with big window along with a full bathroom with stand-up shower, laundry room and a storage room. Ideally located Just steps to Luxstone plaza with a gas station, a 7-11, Pizza store, barbershop and loads of other amenities, shops and restaurants for ultimate convenience and walkability. When you do need to leave the community there is easy access to Deerfoot Trails, Cross Iron Mills Mall, Costco, YYC airport, Truly an outstanding location for this beautiful, move-in



ready home!

Built in 2004

### **Essential Information**

MLS® #	A2196857
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,165
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	803, 2005 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3K1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Stall, Parking Lot

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	16
Zoning	R2-T

### **Listing Details**

Listing Office	LPT Realty ULC
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