

# \$600,000 - 2043 Luxstone Boulevard Sw, Airdrie

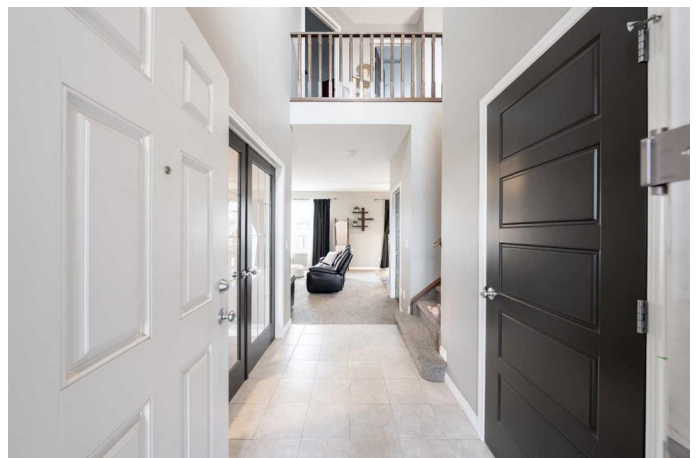
MLS® #A2200245

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,650 sqft  
Residential on 0.11 Acres

Luxstone, Airdrie, Alberta

**\*\*\*WELCOME HOME!\*\*\*** This Beautiful Family Home is nestled on a LARGE LOT just steps to the PARK in the Highly DESIRABLE & Vibrant Community of Luxstone & features MANY UPGRADES throughout! Boasting nearly 2500ft over 3 levels, the main floor showcases a Bright & SPACIOUS Open Concept design enhanced by 9ft Ceilings & the 2 story Foyer with balcony, Rich HARDWOOD Flooring & Large WINDOWS allowing the Natural Light to cascade throughout! The layout flows seamlessly from the Living Room with cozy Gas Fireplace through the Dining Area & CHEFâ€™S Kitchen, featuring Upgraded Cabinetry, STONE Counters & Central Island with Eat-Up Bar, providing an expansive and inviting space, perfect for just curling up with a good book or entertaining Family & Friends! Completing this level is a DEN/OFFICE (or 4th BEDROOM), Powder Room & Laundry/Mud Room. Heading upstairs, your SPACIOUS Master Retreat features a Large WALK-IN Closet & Full Private ENSUITE. Rounding off this level are 2 MORE generously sized BEDROOMS & another Full Bath. Step outside into your EXPANSIVE outdoor space & enjoy the Huge DECK, the perfect spot for BBQâ€™s & playtime with the kiddos! Your Nicely Landscaped Backyard also includes a Shed & plenty of space to invite all the Friends & Family over. Loved for its Strong sense of Community, natural BEAUTY & access to numerous Amenities, Luxstone is surrounded



by GREEN SPACES, Walking Paths, Parks, Playgrounds & Schools providing ample OPPORTUNITIES for YEAR-ROUND Recreation & MORE! Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2200245    |
| Price          | \$600,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,650       |
| Acres          | 0.11        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2043 Luxstone Boulevard Sw |
| Subdivision | Luxstone                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0J8                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Pantry, See Remarks, Stone Counters |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Full, Unfinished   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other                                  |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 5                |
| Zoning         | R1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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