



2006 Luxstone Boulevard Airdrie Alberta

\$365,000

HERE IT IS... Immediate possession AND unbeatable opportunity. This fully finished 3 Bedroom + 2.5 Bath Townhouse boasts 2 assigned parking spots right out front! FRESH PAINT & NEW CARPETS - nestled in a desirable small complex! Step inside from the front porch to this inviting Townhouse, featuring 9' ceilings and an abundance of natural light throughout. The Foyer has tiled floors & the convenience of an organized closet. The Main Floor features a spacious Living Room w/ a built-in window seat beneath the large bay window, perfect for admiring the sunset. The spacious Kitchen showcases endless counter and cupboard space, and a functional eat-up breakfast bar. Adjacent to the Kitchen is a modern 2-pc Powder Room, and the bright Eating Nook which steps out to the East facing porch and backyard space, -- a perfect spot to enjoy your morning coffee and watch the sunrise! Upstairs, the huge Primary Bedroom w/ a charming window seat under the window, and a versatile nook ideal for a home office, reading corner or extra closet space! Two additional big bedrooms provide plenty of space for family or guests. The shared 4-pc Bathroom features a soaker tub/shower combo and ample vanity storage, and a Linen Closet adds extra convenience. The fully finished basement expands your living space with a huge open Recreation Room w/ cozy NEW carpet flooring and great-sized window, a 4-pc Bathroom w/ linoleum floors. A cold storage area, a Laundry Room and HUGE Storage / Utility Room complete the lower-level. This home includes 2 assigned parking stalls and nearby visitor parking, and included in your fees is: Common Area Maintenance & Landscaping, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Water, Sewer, Trash, and Recycling. All of this is set in a welcoming community with great neighbors, pet-friendly policies (with board approval), and fantastic ...

4pc Bathroom 4.92 Ft x 8.08 Ft

Recreational, Games room 17.42 Ft x 28.58 Ft

Furnace 18.25 Ft x 7.83 Ft

2pc Bathroom 5.33 Ft x 4.83 Ft

Dining room 6.42 Ft x 6.83 Ft

Living room 14.50 Ft x 20.42 Ft

4pc Bathroom 8.33 Ft x 4.75 Ft

Bedroom 8.83 Ft x 10.00 Ft

Bedroom 8.92 Ft x 10.00 Ft

Primary Bedroom 18.25 Ft x 11.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Kitchen 12.42 Ft x 14.00 Ft