



1760 LUXSTONE Drive Airdrie Alberta

\$564,900

This SPECTACULAR, MOVE-IN-READY Semi-Detached 2-Storey Home boasting over 2,312 Sq Ft of DEVELOPED Living Space w/4 Beds, 3.5 Baths + A/C for year-round COMFORT on a PRIME 3,872 Sq Ft CORNER LOT w/an OVERSIZED SINGLE ATTACHED GARAGE in the FAMILY-FRIENDLY Neighbourhood of LUXSTONE!! Stepping into the SPACIOUS Foyer, you're greeted w/the combination of THOUGHTFUL DESIGN, UPDATED Finishes + MODERN convenience. Off the Foyer, a 2 pc bath sits next to a 2nd + 3rd coat closets + direct access to the GARAGE. Inside, the OPEN-CONCEPT main floor offers 9' KNOCKDOWN ceilings, HARDWOOD flooring + FRESH Neutral Paint throughout. The 'Heart of the Home' has MAPLE Cabinetry, SS + Black Appliances incl a NEW FRIDGE + NEW Miele D/W, QUARTZ countertops + a LARGE walk-in CUSTOM Corner Pantry w/TONS of STORAGE. ENTERTAIN w/ease in the connected Dining Room - GATHER w/FAMILY + FRIENDS around the table + create LASTING MEMORIES together. The Living Room is a BRIGHT + RELAXING place to unwind w/a corner GAS Fireplace, perfect for NESTLING up on the couch w/loved ones after a long day. Upstairs, the Versatile BONUS ROOM offers a great spot for a PLAY AREA, a HOME OFFICE or a QUIET READING NOOK. The Primary suite has a WALK-Through Closet, a 4 pc EN-SUITE complete w/a Soaker tub for relaxing after a long day. A 4 pc bath, Laundry Room, 2nd + 3rd Bedrooms complete the upper level. The Fully Finished Basement EXPANDS your living space w/a LARGE Family Room, PERFECT for movie nights w/the family-plus a 4th Bedroom offering PRIVACY + COMFORT for guests or extended family, a 4 pc Bath, Storage Room + Utility Room, completing the lower level. LET'S TALK ABOUT UPGRADES!! H2O Tank (2024), A/C (2024), Miele D/W (2025), Fridge (2025), Paint (2026), CUSTOM Deck (2020), Several Lighting Fixtures (2026), Freshly CLEANED Carpets + Vents + Furnace(2026)!! Spend Sun-Soaked afternoons + warm Summer evenings...

Family room 12.08 Ft x 9.67 Ft
 Primary Bedroom 14.92 Ft x 13.58 Ft
 4pc Bathroom 8.42 Ft x 4.83 Ft
 Bedroom 10.33 Ft x 10.00 Ft

4pc Bathroom 9.42 Ft x 6.50 Ft
 Furnace 10.42 Ft x 6.50 Ft
 Living room 14.00 Ft x 11.50 Ft
 Kitchen 11.75 Ft x 9.50 Ft

Listing Presented By:



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Bedroom 11.75 Ft x 10.33 Ft

Laundry room 6.50 Ft x 5.00 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Recreational, Games room 13.58 Ft x 11.58 Ft

Bedroom 15.25 Ft x 8.08 Ft

Storage 6.83 Ft x 5.50 Ft

Pantry 6.67 Ft x 3.75 Ft

Dining room 9.00 Ft x 8.17 Ft

Foyer 11.17 Ft x 6.92 Ft

Other 7.17 Ft x 6.58 Ft

2pc Bathroom 4.75 Ft x 4.67 Ft