



## 2001 Luxstone Boulevard Airdrie Alberta

\$340,000

Welcome to #104 2001 Luxstone Blvd SW in Airdrie's desirable Luxstone community! This well-kept townhouse offers excellent value, with 3 bedrooms, 2.5 bathrooms, and a fully finished basement. The main level features a living room with a bay window, half bathroom, and a kitchen with generous cabinetry. This opens onto a bright dining room, overlooking the backyard and beautiful shared green space. Heading upstairs, you will find a spacious south-facing primary bedroom, two additional bedrooms across the hall, and a convenient centrally located full bathroom. The fully finished basement provides additional living space that would be perfect for a family room, office, guest area, or home gym. In addition, the basement offers an additional room, full bathroom, laundry room, and plenty of storage space. This home features a front porch surrounded by trees as well as a back deck, and a backyard complete with its own private storage shed. Directly out front are two assigned parking stalls. With low condo fees and a prime location near parks, schools, shopping centres, as well as quick highway access, this home delivers unbeatable value, in this vibrant, family-friendly community. Don't miss your chance to make this beautiful home your own! (id:6769)

Primary Bedroom 18.25 Ft x 11.42 Ft

Bedroom 9.92 Ft x 8.92 Ft

Bedroom 9.92 Ft x 9.00 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Storage 7.83 Ft x 3.08 Ft

Laundry room 12.42 Ft x 7.42 Ft

Recreational, Games room 14.67 Ft x 14.08 Ft

Other 12.25 Ft x 10.42 Ft

3pc Bathroom 7.17 Ft x 5.58 Ft

Kitchen 11.00 Ft x 9.17 Ft

Dining room 8.92 Ft x 7.00 Ft

Living room 20.25 Ft x 12.67 Ft

Foyer 5.08 Ft x 4.42 Ft

2pc Bathroom 5.42 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Engel & Völkers Calgary

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca