



## 99 Luxstone Crescent Airdrie Alberta

\$569,900

Nestled in the family-friendly community of Luxstone, this charming 3-bedroom home offers an ideal blend of comfort and convenience. Its prime location ensures easy access to Calgary and surrounding areas, making it perfect for both families and commuters. The main floor features a cozy living room with a gas fireplace, creating the perfect ambiance for relaxation and family gatherings. The kitchen, recently updated in 2021 has quartz countertops, and plenty of cabinetry. Adjacent to the kitchen, the dining area is ideal for both casual and formal meals. A practical mudroom and 2pc bathroom act as a buffer from the outdoors, offering direct access to the back deck. The upper floor is home to a spacious primary bedroom, complete with a 4pc ensuite. Two additional well-sized bedrooms share a well-appointed 4pc bathroom, perfect for family members or guests. The fully finished basement adds significant living space, featuring a large recreation room recently updated with new carpet and paint. The current storage room has the potential to be finished into a fourth bedroom, office, or home gym as there is already an egress window in place and a roughed-in bathroom ready for completion. Recent updates include all windows replaced in 2022 (except basement window) and a new 60 gallon hot water tank installed in 2023. The well-maintained outdoor space includes a welcoming front porch with mature trees. The backyard deck is perfect for barbecues and gatherings, providing an ideal setting for entertaining family and friends. A double detached garage offers ample storage and parking space, complemented by a recently poured parking pad. This home is perfect for those seeking a comfortable and convenient lifestyle in a friendly community near schools, shopping, and the amenities of Airdrie. (id:6769)

4pc Bathroom 1.47 M x 3.05 M

4pc Bathroom 2.29 M x 1.96 M

Bedroom 3.00 M x 3.51 M

Bedroom 3.30 M x 3.45 M

Primary Bedroom 3.73 M x 3.68 M

Recreational, Games room 5.87 M x 4.22 M

Storage 5.39 M x 2.87 M

Furnace 2.64 M x 4.90 M

2pc Bathroom 1.80 M x .84 M

Dining room 2.39 M x 3.02 M

Foyer 2.18 M x 3.07 M

Kitchen 3.61 M x 3.02 M

Living room 4.39 M x 4.90 M

Listing Presented By:



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