

\$645,000 - 2304 Luxstone Boulevard Sw, Airdrie

MLS® #A2086056

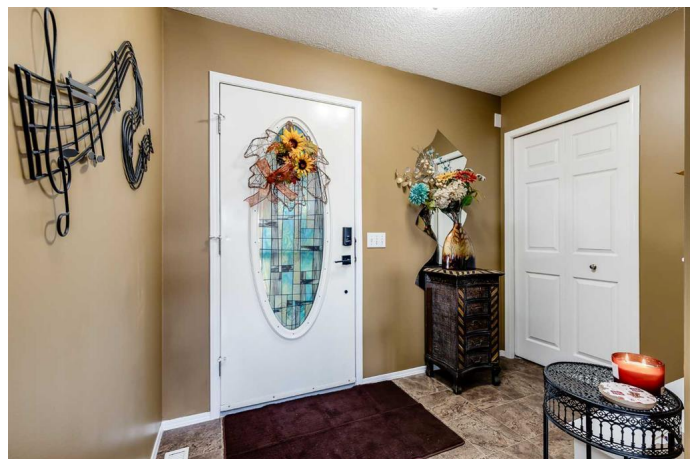
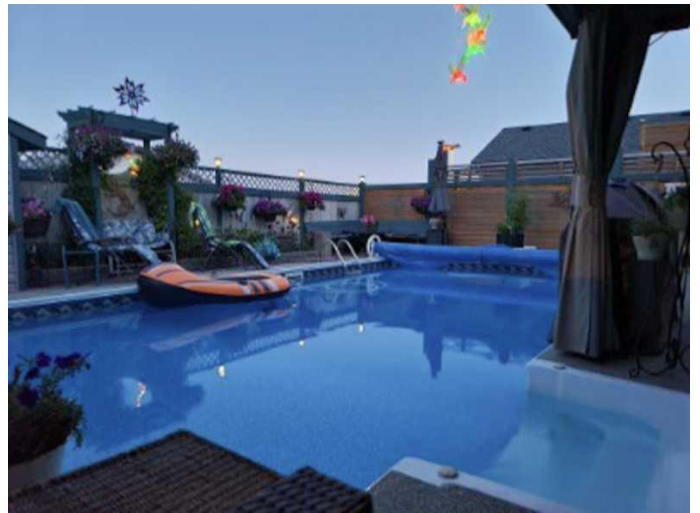
\$645,000

3 Bedroom, 4.00 Bathroom, 1,534 sqft

Residential on 0.10 Acres

Luxstone, Airdrie, Alberta

**** QUICK POSSESSION AVAILABLE **** Let's work a deal! **** IN-GROUND HEATED SWIMMING POOL - A GREAT FAMILY HOME!! **** Welcome to this Fantastic Home that is a Dream for a Family that loves to Entertain. Upon Entry of this Former Showhome, you are welcomed to the Open Concept Main Floor with a Large Living Room with Corner Fireplace, Kitchen with White Cabinetry, Corner Pantry and Stainless Steel Appliances that includes a Double Oven Convection Stove, Incredible Windows providing Great Views of the Pool, and Main Floor Laundry. The Upper Level has a spacious Primary Bedroom with His and Hers Closets and a 4 pc Ensuite, 2 additional Bedrooms and a Full Bathroom. The Lower Level has a Large Recreation area that includes a Pool Table, a Media area for watching your favourite Sports Game and includes the Leather La-Z-Boy Sectional Couch, a Large area with a Murphy Bed for your Guests, a 3 pc Bath with Shower Stall and an Infrared Sauna which has many health benefits. The Garage is 21'4" x 20'10" and includes a loft area for storage, is drywalled, has a gas line, air conditioner, and electric heater. The Gem of this House is the Backyard that has the 33' x 16' Inground Heated Swimming Pool with a Diving Board, has a depth of 8'™, is surrounded by an aggregate patio, has multiple seating areas including a private 12' x 14' Gazebo that has a Steel Roof and includes all the Lawn Furniture. This



Fantastic Home also has No Carpets with New Laminate Flooring, Air Conditioning, and a Dog Run. Located close to Schools, Transportation, Shopping, Dining, and has easy access to Yankee Valley Blvd. This is a Rare Find and is a Great Opportunity for a Family that wants to build memories and have a lot of fun together both inside and outside of this home. Book your showing and let's make it yours! Ensure to watch the video on mls or Realtor.ca

Built in 2001

Essential Information

MLS® #	A2086056
Price	\$645,000
Sold Price	\$623,300
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,534
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2304 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W6

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Sauna, See Remarks, Vinyl Windows
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Basement, Electric, Gas, Living Room
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Dog Run, Kennel, Other
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Lot Description	City Lot, Dog Run Fenced In, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 20th, 2023
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Date Sold	March 28th, 2024
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Days on Market	160
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Zoning	R1
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX ROCKY VIEW REAL ESTATE
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