

\$559,900 - 2220 Luxstone Boulevard Sw, Airdrie

MLS® #A2110187

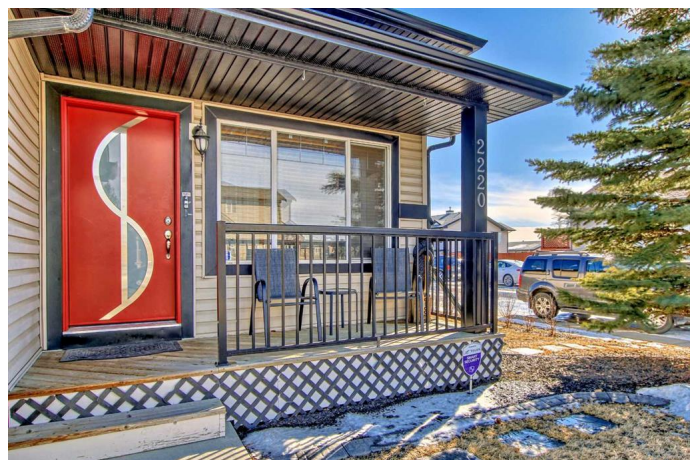
\$559,900

3 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.12 Acres

Luxstone, Airdrie, Alberta

Discover the perfect blend of comfort and functionality in this meticulously maintained corner-lot property. Built in 2002, this inviting 3 bedroom, 3 bathroom home offers a total of 2139.3 square feet of livable space. Step inside to find a spacious living area, adorned with an open-concept design and an abundance of natural light. The well-equipped kitchen features a convenient two-tier island, stainless steel appliances, and plenty of counter space for meal preparation. Cozy up by the gas fireplace on chilly evenings, or step outside to the inviting back patio, perfect for al fresco dining or relaxing in the sunshine. Retreat to the serene master suite, complete with a new wardrobe and an ensuite, offering a private oasis for relaxation. Additional highlights include an updated main bathroom, new air conditioner for year-round comfort, and a double attached finished garage for added convenience. Venture downstairs to discover the illegal suite, boasting ample living space with a drop ceiling and plenty of natural light. This versatile area offers endless possibilities as a rental suite (illegal), home office, or additional entertainment space to suit your needs. The basement also hosts a new washer/dryer and water softener. Outside, the expansive yard beckons for outdoor enjoyment, featuring under deck storage, planters, and a fully fenced yard for privacy. The extra-long driveway and plenty of street parking provide ample space for guests. Conveniently located near amenities, schools,



and parks, this home offers the perfect balance of comfort and convenience. Don't miss out on the opportunity to make this your new home – schedule a showing today!

Built in 2002

Essential Information

MLS® #	A2110187
Price	\$559,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,223
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2220 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 15th, 2024
Days on Market	11
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Colpitts Realty Ltd.
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