

\$365,000 - 306, 2006 Luxstone Boulevard Sw, Airdrie

MLS® #A2180243

\$365,000

3 Bedroom, 3.00 Bathroom, 1,296 sqft

Residential on 0.00 Acres

Luxstone, Airdrie, Alberta

HERE IT IS! Immediate possession AND unbeatable opportunity. This fully finished 3 Bedroom + 2.5 Bath Townhouse boasts 2 assigned parking spots right out front! FRESH PAINT & NEW CARPETS - nestled in a desirable small complex! Step inside from the front porch to this inviting Townhouse, featuring 9'™ ceilings and an abundance of natural light throughout. The Foyer has tiled floors & the convenience of an organized closet. The Main Floor features a spacious Living Room w/ a built-in window seat beneath the large bay window, perfect for admiring the sunset. The spacious Kitchen showcases endless counter and cupboard space, and a functional eat-up breakfast bar. Adjacent to the Kitchen is a modern 2-pc Powder Room, and the bright Eating Nook which steps out to the East facing porch and backyard space, a perfect spot to enjoy your morning coffee and watch the sunrise! Upstairs, the huge Primary Bedroom w/ a charming window seat under the window, and a versatile nook ideal for a home office, reading corner or extra closet space! Two additional big bedrooms provide plenty of space for family or guests. The shared 4-pc Bathroom features a soaker tub/shower combo and ample vanity storage, and a Linen Closet adds extra convenience. The fully finished basement expands your living space with a huge open Recreation Room w/ cozy NEW carpet flooring and great-sized window, a 4-pc Bathroom w/ linoleum floors. A cold storage area, a Laundry



Room and HUGE Storage / Utility Room complete the lower-level. This home includes 2 assigned parking stalls and nearby visitor parking, and included in your fees is: Common Area Maintenance & Landscaping, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Water, Sewer, Trash, and Recycling. All of this is set in a welcoming community with great neighbors, pet-friendly policies (with board approval), and fantastic proximity to all the shopping, playgrounds, transit and all the best local amenities. This property is move-in ready and checks all the boxes, it won't last long - reach out to your favorite Realtor to come view this home today.

Built in 2003

Essential Information

MLS® #	A2180243
Price	\$365,000
Sold Price	\$365,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,296
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	306, 2006 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 3C4

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall, Assigned, Off Street

Interior

Interior Features	Built-in Features, Storage, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Soaking Tub
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Microwave
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 3rd, 2024
Date Sold	December 12th, 2024
Days on Market	9
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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