

\$539,900 - 2096 Luxstone Boulevard Sw, Airdrie

MLS® #A2199312

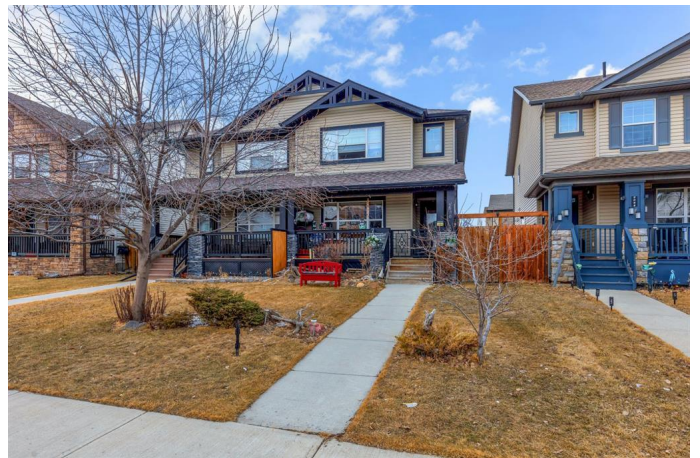
\$539,900

4 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.06 Acres

Luxstone, Airdrie, Alberta

Welcome to the home you have been waiting for! This immaculate 2-story duplex in Luxstone features 4 bedrooms, 2.5 bathrooms, and a host of stunning upgrades. Unwind on your sunny, south-facing front porch, enclosed by an elegant wrought iron gate and featuring a dog ramp that leads to the backyard. New LED soffit lighting enhances security at night and offers customizable colors for festive occasions. As you enter, you're greeted by a warm, inviting foyer with ceramic tile that flows throughout the main floor. The bright living room boasts large windows and gleaming hardwood floors, creating a welcoming atmosphere. The spacious dining area flows seamlessly into the chef-inspired kitchen, complete with stainless steel appliances, a gas stove, garburator, granite countertops, an undermount stainless steel sink, pantry and contemporary cabinetry. A convenient 2-piece bathroom, as well as a rear entry with a closet and mudroom, complete the main floor. Upstairs, you'll find three generously sized bedrooms, each featuring a walk-in closet, along with two bathrooms. The master suite is a true retreat, offering a 3-piece ensuite with a glass shower and a walk-in closet. The partially finished basement includes an additional bedroom with an egress window, a new washer and dryer, a high-efficiency furnace, a high-efficiency hot water tank, a bathroom rough-in, and a Vacuflow rough-in. The fully fenced backyard is beautifully landscaped. Completing this



exceptional home is an oversized, heated, and insulated double garage, perfect for the truck owner in the family. Take a virtual walkthrough of the property with the 3D tour and discover all that this home has to offer! Don't miss out on this one.

Built in 2007

Essential Information

MLS® #	A2199312
Price	\$539,900
Sold Price	\$520,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	2096 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0H8

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Granite Counters, No Smoking
-------------------	--

	Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2025
Date Sold	March 27th, 2025
Days on Market	21
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.