

# \$600,000 - 2043 Luxstone Boulevard Sw, Airdrie

MLS® #A2200245

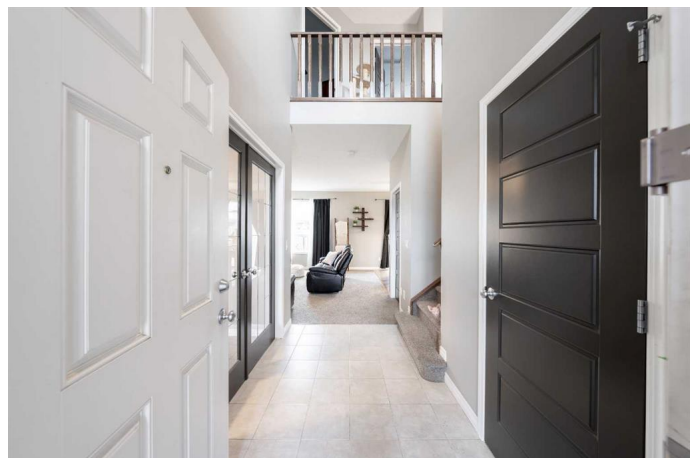
**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.11 Acres

Luxstone, Airdrie, Alberta

**\*\*\*WELCOME HOME!\*\*\*** This Beautiful Family Home is nestled on a LARGE LOT just steps to the PARK in the Highly DESIRABLE & Vibrant Community of Luxstone & features MANY UPGRADES throughout! Boasting nearly 2500ft over 3 levels, the main floor showcases a Bright & SPACIOUS Open Concept design enhanced by 9ft Ceilings & the 2 story Foyer with balcony, Rich HARDWOOD Flooring & Large WINDOWS allowing the Natural Light to cascade throughout! The layout flows seamlessly from the Living Room with cozy Gas Fireplace through the Dining Area & CHEF'S Kitchen, featuring Upgraded Cabinetry, STONE Counters & Central Island with Eat-Up Bar, providing an expansive and inviting space, perfect for just curling up with a good book or entertaining Family & Friends! Completing this level is a DEN/OFFICE (or 4th BEDROOM), Powder Room & Laundry/Mud Room. Heading upstairs, your SPACIOUS Master Retreat features a Large WALK-IN Closet & Full Private ENSUITE. Rounding off this level are 2 MORE generously sized BEDROOMS & another Full Bath. Step outside into your EXPANSIVE outdoor space & enjoy the Huge DECK, the perfect spot for BBQ's & playtime with the kiddos! Your Nicely Landscaped Backyard also includes a Shed, Custom-built Kids Playhouse (or "Dog Palace") outfitted with lighting & plenty of space to invite all the Friends & Family over. Loved for its Strong sense of Community,



natural BEAUTY & access to numerous Amenities, Luxstone is surrounded by GREEN SPACES, Walking Paths, Parks, Playgrounds & Schools providing ample OPPORTUNITIES for YEAR-ROUND Recreation & MORE! Simply MOVE IN & start making new memories with your Family in this wonderful TURN-KEY Home!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2200245    |
| Price          | \$600,000   |
| Sold Price     | \$583,700   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,650       |
| Acres          | 0.11        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2043 Luxstone Boulevard Sw |
| Subdivision | Luxstone                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0J8                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, See Remarks, Stone Counters                                                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Garage Control(s) |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Unfinished                                                                                           |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Date Sold      | April 23rd, 2025 |
| Days on Market | 26               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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