



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**620 LUXSTONE Landing #206, Airdrie T4B 0B5**

MLS®#: **A2110167**

Area: **Luxstone**

Listing Date: **07/11/24**

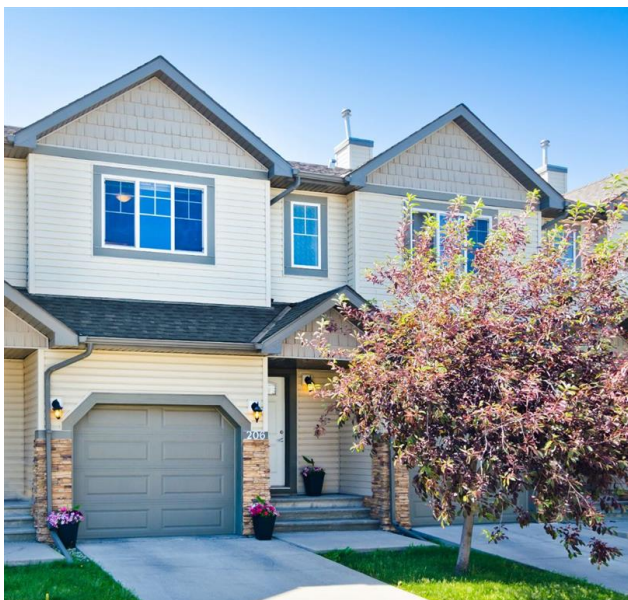
List Price: **\$414,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 02-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2007**

Finished Floor Area  
Abv Sqft: **1,130**  
Low Sqft:  
Ttl Sqft: **1,130**

DOM

**67**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,440 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Landscaped,Open Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Other,Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11' 11" x 11' 8"	Kitchen	Main	9' 5" x 11' 1"

Foyer  
2pc Bathroom  
Bedroom  
4pc Ensuite bath  
Laundry

Main  
Main  
Upper  
Upper  
Lower

4`10" x 7`6"  
3`1" x 6`7"  
10`5" x 9`0"  
8`8" x 4`11"  
6`4" x 7`3"

Dining Room  
Bedroom - Primary  
Bedroom  
4pc Bathroom  
Game Room

Main  
Upper  
Upper  
Upper  
Lower

6`7" x 9`1"  
12`3" x 12`0"  
8`10" x 10`5"  
8`8" x 4`11"  
17`10" x 12`1"

Legal/Tax/Financial

Condo Fee:  
**\$327**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **0715898**

Remarks

Pub Rmks: **Welcome Home! A Sensational three bedroom, two and one half baths townhouse located at LUXSTONE VILLAGE . Features include a spacious living & dining area, an open modern kitchen, nine foot ceilings with centre island, stainless appliance package, rich hardwood flooring, a two piece powder room, designer tiles, an upper floor beautiful primary suite with a four piece ensuite bath, two additional bedrooms and a four piece main bath. Situated at the quiet side of the complex, this wonderful home flows out to the backyard through a glass patio door, and bright picture windows. The location is superb and is within close proximity to all amenities and steps away to Nose Creek Park and Schools. A stone's throw to a child's playground and gazebo. Additionally, this home offers an attached insulated garage with additional driveway parking. A fabulous opportunity to own this outstanding townhouse in this spectacular development that will satisfy any home owner. The lower level is ready for recreation or even a separate family room , with upgrades in the mechanical room consisting of a new hot water tank in 2023 and a new washing machine installed in 2022 and some fresh painting too! Truly A Great Find.**

Inclusions: **Fridge, Stove, Dishwasher, Washer/Dryer, Blinds, Garage Door Opener and one remote.**

Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

