



THE
A-TEAM

**RE/MAX
FIRST**

703 LUXSTONE Square #805, Airdrie t4b0a4

MLS® #: **A2123275**

Area: **Luxstone**

Listing Date: **04/16/24**

List Price: **\$399,999**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2005

Finished Floor Area

Abv Sqft:

1,187

Low Sqft:

Ttl Sqft:

1,187

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

33

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Low Maintenance Landscape
Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Cooktop,Electric Range,Microwave,Washer,Window Coverings

Int Feat:

Bar,Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

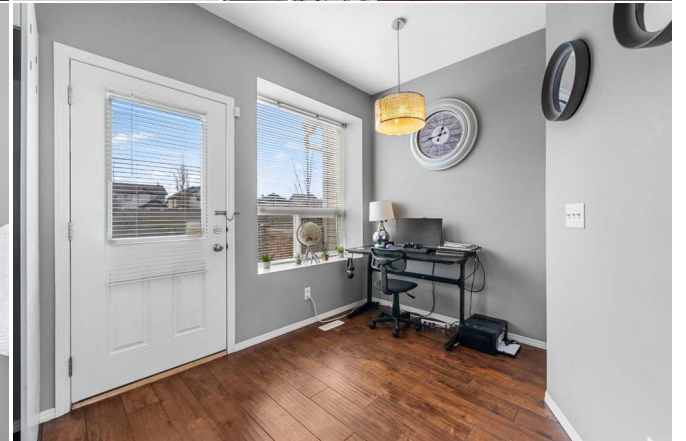
Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`1"	Kitchen	Main	11`4" x 12`3"
Living Room	Main	14`11" x 18`9"	Office	Main	6`0" x 8`1"
4pc Bathroom	Upper	7`10" x 6`2"	Bedroom	Upper	8`7" x 9`9"
Bedroom	Upper	8`5" x 9`9"	Bedroom - Primary	Upper	13`9" x 12`0"
Laundry	Basement	5`7" x 11`6"	Family Room	Basement	17`3" x 25`7"
Furnace/Utility Room	Basement	9`3" x 4`0"			

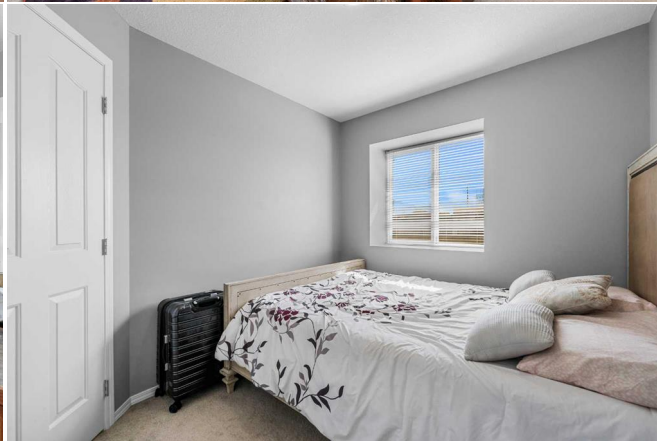
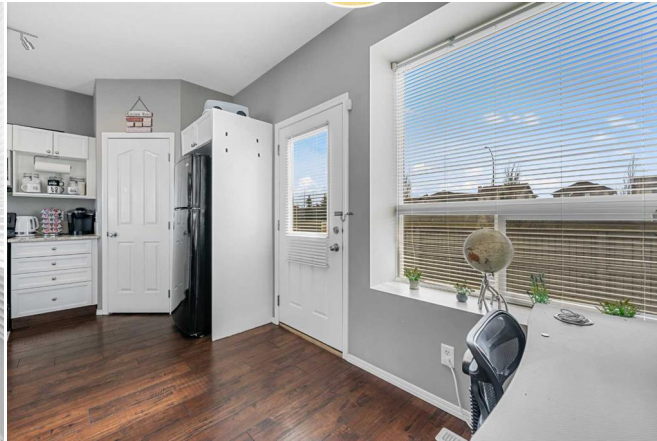
Legal/Tax/Financial

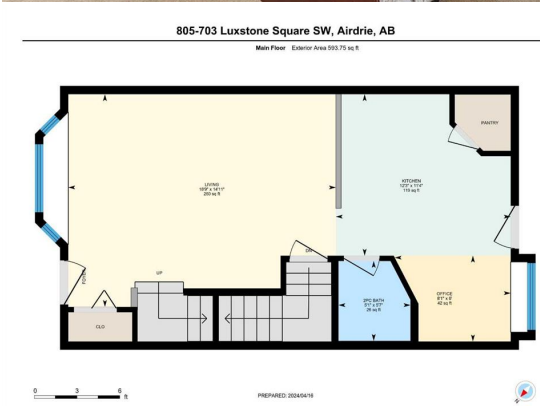
Condo Fee:		Title:		Zoning:
\$268		Fee Simple		R2-T
		Fee Freq:		
		Monthly		
Legal Desc:	0610630			
		Remarks		
Pub Rmks:	<p>. Welcome home to your beautiful bright 3-bedroom townhouse located in the community of Luxstone with LOW CONDO FEE. Enter the home and be greeted by high end laminate flooring and tons of natural light. Your open floor plan includes a large living area that flows right into your kitchen which is complete with granite counter tops, black appliances, corner pantry and sit up breakfast area. Dining area that looks out into your south facing back yard . 2 piece washroom is conveniently tucked away to complete this level. Upstairs you will find 3 good sized bedrooms including a primary suite with walk in closet and private access to the shared 4 piece bathroom. The finished basement has a great recreation room perfect for entertaining, tons of storage space plus your laundry space. Include 2 outdoor parking spots are included. Walking distance to all amenities, parks, paths, schools & transit . You will not want to miss out on this townhome.</p>			
Inclusions:	N/A			
Property Listed By:	eXp Realty			

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

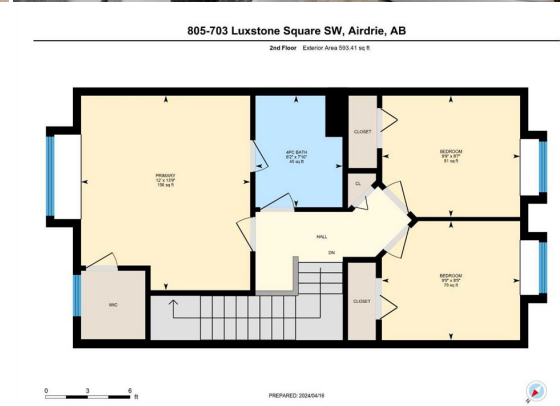








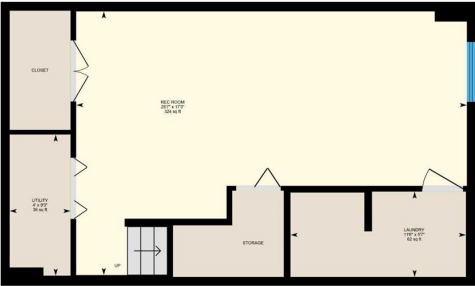
White regions are excluded from total floor area in CLAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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805-703 Luxstone Square SW, Airdrie, AB

Basement (Below Grade) Exterior Area 573.90 sq ft



0 3 6 ft

PREPARED 2024/04/16

Notes: All dimensions and floor areas are subject to independent verification.