



THE
A-TEAM

**RE/MAX
FIRST**

756 LUXSTONE Landing, Airdrie T4B 3L1

MLS® #: **A2162399**

Area: **Luxstone**

Listing Date: **09/04/24**

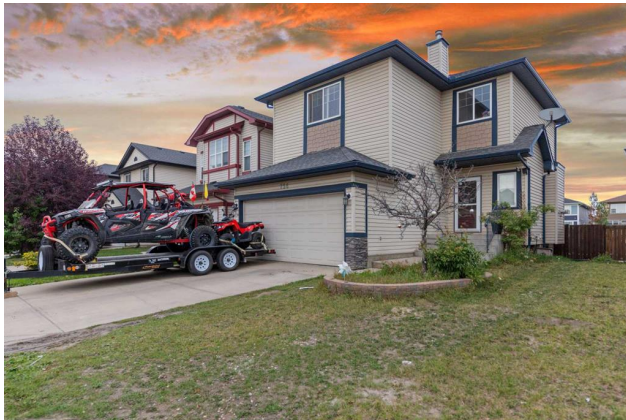
List Price: **\$614,990**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,957 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,442**

Low Sqft:

Ttl Sqft: **1,442**

DOM

14

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	8`11" x 6`11"
Kitchen	Main	10`4" x 8`6"
Laundry	Upper	7`3" x 5`11"
Bedroom - Primary	Upper	13`7" x 11`7"
Bedroom	Upper	12`3" x 11`1"
4pc Bathroom	Upper	7`3" x 4`11"
Walk-In Closet	Upper	5`4" x 5`0"

Room	Level	Dimensions
Living Room	Main	13`5" x 11`6"
Game Room	Basement	23`10" x 11`7"
Furnace/Utility Room	Basement	7`11" x 4`11"
Bedroom	Upper	12`3" x 11`1"
2pc Bathroom	Main	7`0" x 2`11"
4pc Ensuite bath	Upper	7`8" x 4`11"
Storage	Basement	7`10" x 4`11"



