

## 756 LUXSTONE Landing, Airdrie T4B 3L1

MLS®#:	A2162399	Area:	Luxstone	Listing	09/04/24	List Price: <b>\$614,990</b>
Status:	Active	County:	Airdrie	Date: Change:	-\$10k, 12-Sep	Association: Fort McMurray



eneral Information				DOM	
ор Туре:	Residential			14	
ub Type:	Detached			<u>Layout</u>	
ty/Town:	Airdrie	Finished Floor Ar	ea	Beds:	3 (3 )
ear Built:	2005	Abv Sqft:	1,442	Baths:	2.5 (2 1)
ot Information		Low Sqft:		Style:	2 Storey
ot Sz Ar:	3,957 sqft	Ttl Sqft:	1,442		
ot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ccess:				2	
ot Feat: ark Feat:	Landscaped,Rec Double Garage				

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air,Natural Gas None		Flooring:	Concrete,Vinyl Siding,Wood Frame Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Fnd/Bsmt:					
Kitchen Appl: Bar Fridge,Central Air Cond Int Feat: Kitchen Island		l Air Conditioner, Dishwasher, Electric St	Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer/Dryer,Window Coverings						
Utilities:	Ritchen Island								
			Room Information						
<u>Room</u>	Level	<b>Dimensions</b>	<u>Room</u>	Level	<u>Dimensions</u>				
Living/Dining F	oom CombinationMain	8`11" x 6`11"	Living Room	Main	13`5" x 11`6"				
Kitchen	Main	10`4" x 8`6"	Game Room	Basement	23`10" x 11`7"				
Laundry	Upper	7`3" x 5`11"	Furnace/Utility Room	Basement	7`11" x 4`11"				
Bedroom - Prin	nary Upper	13`7" x 11`7"	Bedroom	Upper	12`3" x 11`1"				
Bedroom	Upper	12`3" x 11`1"	2pc Bathroom	Main	7`0" x 2`11"				
4pc Bathroom	Upper	7`3" x 4`11"	4pc Ensuite bath	Upper	7`8" x 4`11"				
Walk-In Closet	Upper	5`4" x 5`0"	Storage	Basement	7`10" x 4`11"				

Foyer	Main	9`2" x 7`0"		
-		Legal/Tax/Financial		
Title:		Zoning:		
Fee Simple		R1		
Legal Desc:	0414348			
		Remarks		
Pub Rmks:	STATE OF THE ART" VERY BEAUTIFUL, SUNNY HOUSE. Great accessibility for families with young kids & elderly family members. 3 beds, 2.5 bathrooms. Sunny & spacious front and back yards for year around daylights. Back yard backing on the canal & green space. Good location close proximity to light retail commercial place housing medical clinics, daycare, pharmacy, gas station, grocery stores, recreation centers, schools, play grounds, shopping complex, airport, shopping malls, and many more. Spacious house with centralized ac system. Excellent opportunity to own this house for self use or possible revenue/investment property. Ideal for			
Inclusions:	n/a	s & young families with kids & parents. Come on in and experience yourself self, "WARM WELCOME"!!!!		
Property Listed By:	SkaiRise Realty			











