



THE
A-TEAM

**RE/MAX
FIRST**

845 LUXSTONE Square, Airdrie T4B 3L3

MLS®#: **A2162595** Area: **Luxstone** Listing Date: **09/10/24** List Price: **\$649,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,885 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,867**
 Low Sqft:
 Ttl Sqft: **1,867**

DOM

9
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Entrance,Private Yard,Storage**

Construction: **None**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Recessed Lighting,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	14`4" x 12`10"
Family Room	Main	12`9" x 11`3"
Kitchen	Main	13`4" x 12`9"
4pc Bathroom	Upper	9`0" x 7`4"
Walk-In Closet	Upper	8`11" x 5`0"
Bedroom	Upper	13`0" x 9`8"

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`10"
Dining Room	Main	9`10" x 9`4"
Living Room	Main	19`9" x 15`4"
5pc Ensuite bath	Upper	10`11" x 10`9"
Bedroom	Upper	12`3" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0512125

Remarks

Pub Rmks: **WEST BACKYARD | 3 BEDROOMS | 3 BATHROOMS | SPACIOUS LAYOUT | OPEN TO ABOVE | BEAUTIFUL MASTER ENSUITE | Welcome to your perfect family home in the desirable community of Luxstone! This expansive home, with over 1850 sqft of living space, features 3 bedrooms and 3 bathrooms, offering a seamless blend of comfort and style for modern living. As you step inside, you're greeted by a bright and inviting living room, perfect for relaxing or entertaining guests. The main floor also boasts a cozy family room and a well-designed kitchen with modern appliances, ample cabinetry, and a central island that's perfect for meal preparation or casual dining. The adjacent dining area offers easy access to the large backyard, making it ideal for outdoor gatherings, kids' playtime, or summer barbecues. Upstairs, the primary bedroom serves as a peaceful retreat with a luxurious 5-piece ensuite, featuring a soaking tub, standing shower, and dual sinks. Two additional bedrooms offer ample space, with a shared 4-piece bathroom for convenience. A walk-in closet in the master bedroom adds extra storage. The basement is unfinished and an open canvas ready for your elegant touches! The west-facing backyard provides ample sun beaming throughout the home. This home features a lovely double car attached front garage. Please note: the main floor and upstairs will be replaced with vinyl flooring. Located close to supermarkets, schools, and parks, this home provides everything you need for comfortable family living. Book your viewing today and make this beautiful Luxstone property your own!**

Inclusions:
Property Listed By: **Garage work bench
Real Broker**

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







