



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**793 LUXSTONE Landing, Airdrie T4B 3K9**

MLS®#: **A2164716**      Area: **Luxstone**      Listing Date: **09/24/24**      List Price: **\$599,900**  
 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: **3,961 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,466**  
 Low Sqft:  
 Ttl Sqft: **1,466**

DOM

**59**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Environmental Reserve,Landscaped,Level,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Insulated,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`10" x 13`6"
Kitchen	Main	13`7" x 7`8"
Dining Room	Main	9`9" x 7`10"
Bedroom	Second	11`7" x 9`6"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Basement	14`7" x 11`10"
2pc Ensuite bath	Basement	

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Foyer	Main	7`2" x 5`4"
Bedroom - Primary	Second	13`11" x 11`9"
4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	13`8" x 9`9"
Den	Basement	13`1" x 9`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**SM-R1**

**0414343**

Remarks

Pub Rmks: **Affordable family home with over 2000 sf of development! Features 4 bedrooms, 4 bathrooms, Gas Fireplace in living room with oak mantle. oversized rear deck off the kitchen for family BBQ's! Big fenced yard backing on to green space and paved path system (Yard needs a little TLC as their little dog became a big dog!), The garage has a plumbed in sink and an A/C unit (something about the complete unit is not compatible, so selling in "AS IS-WHERE IS" Condition, no warranty given or implied. The home has just been re-painted, and carpets shampooed.**

Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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









