



THE
A-TEAM

**RE/MAX
FIRST**

2033 LUXSTONE Link, Airdrie T4B 3B5

MLS®#: **A2166469** Area: **Luxstone** Listing Date: **09/20/24** List Price: **\$629,000**
 Status: **Pending** County: **Airdrie** Change: **-\$6k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,026**
Lot Information Low Sqft:
 Lot Sz Ar: **4,302 sqft** Ttl Sqft: **2,026**
 Lot Shape:

DOM

92
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Few Trees,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Jetted Tub,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 17`6"	Kitchen	Main	15`10" x 13`9"
Dining Room	Main	9`5" x 6`1"	Laundry	Main	7`5" x 10`0"
2pc Bathroom	Main	4`10" x 4`8"	4pc Bathroom	Second	4`11" x 8`8"
4pc Ensuite bath	Second	9`3" x 12`2"	Bedroom	Second	9`4" x 12`2"
Bedroom	Second	11`4" x 9`7"	Family Room	Second	19`0" x 17`5"
Bedroom - Primary	Second	13`9" x 13`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0610480

Remarks

Pub Rmks: **Welcome to this charming two-story home featuring a modern open floor plan that's perfect for both entertaining and everyday living. Upon entering, you'll be greeted by a bright and airy living space with seamless flow from the main areas. The open concept design enhances the spacious feel, with the living room, dining area, and kitchen flowing effortlessly together. The well-appointed kitchen is a chef's dream, equipped with contemporary appliances, ample counter space, and a convenient breakfast bar. The adjacent dining area is perfect for family meals and gatherings, with easy access to the backyard for outdoor dining and relaxation. The main level also includes a cozy living room where you can unwind or entertain guests. Upstairs, the home boasts a generous master bedroom suite, complete with a private ensuite bathroom for your convenience and privacy. The additional bedrooms are spacious and comfortable, ideal for family or guests. A versatile bonus room completes the upper level, providing an excellent space for a home office, playroom, or media room. This home offers a perfect blend of comfort and functionality, making it an ideal choice for families and professionals alike. Enjoy the convenience of modern living in a welcoming, well-designed space. Call today for your own private viewing.**

Inclusions: **none**
Property Listed By: **Century 21 Bravo Realty**

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









