



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**696 LUXSTONE Landing, Airdrie T4B3L1**

MLS®#: **A2166647**      Area: **Luxstone**      Listing Date: **09/17/24**      List Price: **\$629,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2005**      Abv Sqft: **1,809**  
 Lot Information  
 Lot Sz Ar: **4,671 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **1,809**

DOM

**2**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:      Flooring: **Carpet,Linoleum,Vinyl Plank**  
 Ext Feat: **Other**      Water Source:  
    Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Ceiling Fan(s),No Smoking Home,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 15`0"	Kitchen	Main	13`0" x 12`1"
Dining Room	Main	13`0" x 7`6"	Foyer	Main	11`2" x 7`1"
Laundry	Main	8`6" x 6`10"	Bedroom - Primary	Second	19`0" x 14`1"
4pc Ensuite bath	Second	9`5" x 9`4"	Bedroom	Second	13`0" x 11`7"
Bedroom	Second	13`3" x 11`6"	4pc Bathroom	Second	9`4" x 4`11"
Family Room	Basement	20`6" x 15`8"	Hobby Room	Basement	10`0" x 6`4"
Bedroom	Basement	11`9" x 11`4"	4pc Bathroom	Basement	7`11" x 7`3"

Title: **Fee Simple**  
 Zoning: **R1**  
 Legal Desc: **0414348**

Remarks

Pub Rmks: **Welcome to this stunning two-story home in the family-friendly community of Luxstone! As you step inside, the two-story front entry creates a lasting first impression, while the walk-in closet helps keep a busy family organized. The main floor is full of character and charm, featuring newly updated luxury vinyl plank (LVP) flooring and modern light fixtures throughout. The spacious living room centers around an updated fireplace with a stone surround and wooden mantel, a beautiful focal point. The dining area, bathed in natural light from the skylights, offers a warm and inviting atmosphere, perfect for family meals. The well-appointed kitchen has an ideal layout with plenty of space to cook and interact. The island is perfect for the kids to pull up a stool and share stories about their day, while the large corner pantry offers ample storage. Upstairs, you'll find three generously sized bedrooms, including the primary suite with vaulted ceilings, a cozy sitting area, a walk-in closet, and a private 4-piece ensuite. An additional 4-piece bathroom completes the upper floor, offering added convenience for family and guests alike. The fully finished walk-out basement is designed for entertaining, featuring a bar area, linear fireplace, and large windows that flood the space with natural light. With its inviting atmosphere, this space is sure to be a favorite hangout for friends and family. The basement also includes a fourth bedroom, a full bathroom, and a hobby room, which can serve as a home office or creative space. Step outside to your expansive backyard, where you'll enjoy unparalleled privacy with no direct neighbors, as the property backs onto a serene creek and greenspace. This home perfectly blends style, space, and tranquility—don't miss the opportunity to make it yours!**

Inclusions: **shed, TV bracket in primary, murphy bed in basement bedroom (mattress excluded)**  
 Property Listed By: **Yates Real Estate Ltd**

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











