



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**808 LUXSTONE Square, Airdrie T4B 3L4**

MLS® #: **A2170220**      Area: **Luxstone**      Listing Date: **10/02/24**      List Price: **\$639,898**  
 Status: **Pending**      County: **Airdrie**      Change: **-\$10k, 19-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2006**      Abv Sqft: **1,899**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,887 sqft**      Ttl Sqft: **1,899**  
 Lot Shape:

DOM

**50**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 4`9"	Porch - Enclosed	Main	15`1" x 4`8"
Living Room	Main	14`11" x 12`2"	Family Room	Main	14`11" x 14`0"
Dining Room	Main	9`9" x 11`11"	Kitchen	Main	10`0" x 11`11"
Pantry	Main	5`8" x 5`4"	2pc Bathroom	Main	4`10" x 4`11"
Mud Room	Main	5`6" x 3`3"	Bedroom - Primary	Second	15`7" x 11`7"
Walk-In Closet	Second	6`4" x 6`7"	Bedroom	Second	11`6" x 10`2"
Bedroom	Second	11`2" x 9`11"	Bonus Room	Second	14`2" x 9`5"

4pc Bathroom  
 5pc Ensuite bath  
 Foyer  
 4pc Bathroom

Second  
 Second  
 Basement  
 Basement

8`1" x 4`10"  
 9`11" x 8`0"  
 15`10" x 6`11"  
 8`11" x 5`0"

Laundry  
 Game Room  
 Bedroom  
 Bedroom

Legal/Tax/Financial

Second  
 Basement  
 Basement  
 Basement

5`4" x 2`9"  
 16`9" x 10`4"  
 13`10" x 11`7"  
 11`3" x 10`4"

Title:  
**Fee Simple**  
 Legal Desc:

**0512125**

Zoning:  
**R1**

Remarks

Pub Rmks:

**\*\*Price Improvement\*\* Welcome to this fully renovated dream home in the highly sought-after community of Luxstone, Airdrie! This exquisite two-story family home features five spacious bedrooms, 3.5 bathrooms, and a fully finished basement, combining modern elegance with everyday comfort. Step inside to discover a beautifully updated interior. Starting with the main floor, which boasts stylish tile flooring throughout, the open-concept layout creates a seamless flow between the living areas, with large windows bathing the space in natural light. With its soaring vaulted ceiling, the grand foyer immediately makes an impression. The heart of the home is the brand-new kitchen, featuring sleek stainless steel appliances, ample cabinet space, and a generous center island—perfect for meal prep and casual dining. The adjacent dining area offers a cozy spot for family gatherings, and the sliding doors open to the backyard, making it easy to extend the fun outdoors. A warm and inviting family room, complete with a fireplace, provides the perfect space for relaxation. Upstairs, you'll find brand new LVP flooring throughout, enhancing the modern feel. The primary suite is a serene retreat with a walk-in closet and a spa-inspired 5-piece ensuite, including a soaking tub, glass shower, and dual sinks. Two additional bedrooms, a full bathroom, and a versatile bonus room round out the upper level, offering plenty of space for family and guests. The fully finished basement is ideal for a home theatre, gym, or extra living space. It also features two large bedrooms and another full bathroom, providing flexibility and convenience. With nice curb appeal, a flex room for added functionality, and modern updates throughout, this home perfectly blends luxury and comfort and is ready to provide a stylish living experience for its next owners.**

Inclusions:  
 Property Listed By:

**Wall TV Mount  
 RE/MAX House of Real Estate**

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











