

692 LUXSTONE Landing, Airdrie T4B 3L1

MLS®#: **A2171054** Area: **Luxstone** Listing **10/06/24** List Price: **\$653,000**
 Status: **Active** County: **Airdrie** Change: **-\$11k, 16-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,836**
 Lot Sz Ar: **4,701 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,836**

DOM

47
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 16`4"	Dining Room	Main	8`11" x 18`4"
Kitchen	Main	7`0" x 16`4"	Entrance	Main	6`2" x 8`0"
Mud Room	Main	9`11" x 7`11"	2pc Bathroom	Main	4`11" x 4`7"
Bedroom - Primary	Second	11`10" x 14`4"	Bedroom	Second	11`6" x 10`2"
Bedroom	Second	10`0" x 9`10"	4pc Bathroom	Second	7`11" x 5`1"

4pc Ensuite bath
2pc Bathroom
Other

Second
Basement
Basement

8`3" x 9`3"
4`10" x 7`2"
7`1" x 4`6"

Bonus Room
Game Room
Furnace/Utility Room

Second
Basement
Basement

17`0" x 15`1"
27`10" x 16`10"
6`6" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0414348

Zoning:
R1

Remarks

Pub Rmks:

Welcome to your dream home! This beautifully designed AIR-CONDITIONED 2-storey residence features an open concept floor plan on the main level that seamlessly connects the living, dining and kitchen areas, creating an inviting space for entertaining and everyday life. Natural light floods the main level, enhancing the warm and welcoming atmosphere. Completing the main level, you also have a 2-piece bath. On the 2nd level you will find 3 spacious bedrooms with your PRIMARY BEDROOM having a 4-PIECE ENSUITE and LARGE WALK-IN CLOSET as well as another full bath, and a HUGE BONUS ROOM, perfect for family living. The DEVELOPED WALK-OUT basement offers additional living space, including a 2-piece bath. This level is ideal for a home theater, gym, or playroom, and provides direct access to your private outdoor sanctuary.. Step outside to discover a backyard oasis that backs onto Nose Creek. Enjoy tranquil moments by the water, host summer barbecues, or simply unwind in your own maintenance free personal retreat. Throughout the summer, a variety of different gorgeous plants bloom, enhancing the beauty of the yard. There is a massive sand structure, ideal for a children's playcentre. No mowing the lawn back here - ARTIFICIAL TURF makes it a breeze keeping the yard looking fresh all summer long. In addition to the new concrete patio & ground level wooden deck, the upper deck was rebuilt and new support beam installed. Other recent updates include CENTRAL AIR CONDITIONING (Aug 2023), HOT WATER TANK (2023), DISHWASHER (2023), WASHER & DRYER, light-filtering zebra blinds throughout main level, and honeycomb blackout blinds in the bonus room & 2 bedrooms and the basement. There is a DOUBLE ATTACHED GARAGE and an oversized front driveway. Don't miss out on this exceptional opportunity to own a home that perfectly blends comfort, style, and natural beauty! Schedule your showing today!

Inclusions:
Property Listed By:

**Garden Shed
The Real Estate District**

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











