



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**703 LUXSTONE Square #1501, Airdrie T4B 0A4**

MLS® #: **A2177045**

Area: **Luxstone**

Listing Date: **11/02/24**

List Price: **\$394,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 17-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Airdrie**

Year Built:

**2005**

Lot Information

Finished Floor Area

Abv Sqft:

**1,186**

Low Sqft:

Ttl Sqft:

**1,186**

Lot Sz Ar:

Lot Shape:

DOM

**19**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Low Maintenance Landscape, No Neighbours Behind, Private Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Playground, Private Entrance**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**

Int Feat: **No Animal Home, No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`7" x 3`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`9" x 17`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 8`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 6`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 2`7"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`0" x 4`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 13`7"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>4`11" x 4`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 6`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 8`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`9" x 8`5"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 5`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 7`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>14`8" x 12`9"</b>

Condo Fee:  
**\$266**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **0610630**

Remarks

Pub Rmks: **Welcome to this captivating townhome in the established community of Luxstone where timeless charm and spirited active living blend wonderfully. With 4 bedrooms, complete with two parking stalls this home also offers an abundance of favorable lighting and a trendy open-concept floor plan encompassing a well-balanced sense of comfort and style. The natural light highlights the open living spaces, including a spacious kitchen and dining area, perfect for entertaining. The bedrooms provide a great space for private retreats while and the full finished basement has endless possibilities for creating memorable experiences and enjoying shared activities with friends and family. Great LOCATION! With many amenities such as close proximity to: cafes, grocery markets, parks and schools. Come view today!**

Inclusions: **None**  
Property Listed By: **First Place Realty**

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















