



THE
A-TEAM

**RE/MAX
FIRST**

250 LUXSTONE Road, Airdrie T4B0K5

MLS®#: **A2177066**

Area: **Luxstone**

Listing Date: **11/03/24**

List Price: **\$660,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 15-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,208 sqft**
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,708**

Low Sqft:

Ttl Sqft: **1,708**

DOM

48

Layout

Beds: **6 (3 3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Granite Counters,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	16`5" x 16`5"
Family Room	Main	42`5" x 36`8"
Living Room	Main	48`11" x 46`9"
5pc Ensuite bath	Second	26`0" x 32`10"
Bedroom	Second	37`9" x 32`7"
Bedroom - Primary	Second	38`7" x 50`4"
Bedroom	Basement	33`1" x 34`9"

Room	Level	Dimensions
Dining Room	Main	30`7" x 36`8"
Kitchen	Main	38`3" x 36`8"
4pc Bathroom	Second	25`8" x 16`2"
Bedroom	Second	32`7" x 32`7"
Bonus Room	Second	30`11" x 36`8"
Bedroom	Basement	45`11" x 32`10"
Bedroom	Basement	30`4" x 25`2"

**Kitchen
3pc Bathroom**

**Basement
Basement**

24`7" x 26`6"

Living/Dining Room Combination

**Basement
54`2" x 33`4"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC-25

0614601

Remarks

Pub Rmks:

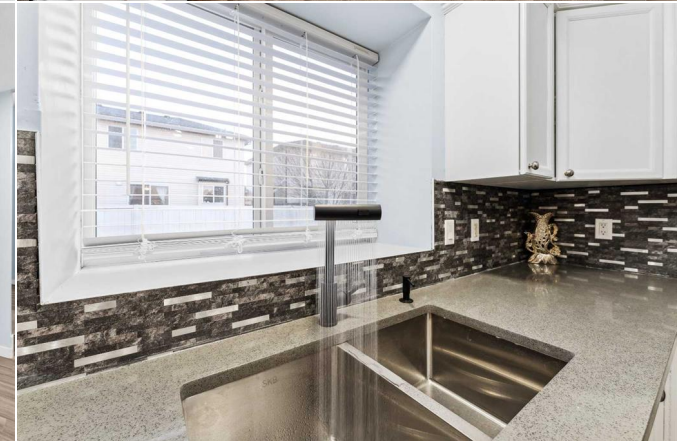
Welcome to this modern UPDATED Lovely home with Amazing Features. And SEPARATE ENTRANCE to the Permitted Basement complete with 3 bedrooms, bathroom and a SECOND KITCHEN!! You will be pleasantly impressed the moment you walk into this home. Great layout with total of 6 bedrooms + a main floor office/Flex/living room, 3.5 baths and over 2500 sq ft of finished living space with a fabulous flow for everyday living and entertaining. You will love the updates including, NEW Luxury Vinyl flooring, Updated Kitchen, Updated baths and vanities with new Quartz counter tops, brand new paint, Amazing New LED Lighting and Chandeliers, updated baths, new trims, SS appliances and more! Impeccably clean home with a modern & functional floor complimented by abundance of natural light throughout adding to the beauty of the design. The modern KITCHEN boasts of boasts of NEW Beautiful Water fall style Quartz counter tops , New Sink and faucets, Modern cabinetry, stainless Steel appliances and beautiful New Backsplash. Through the patio doors to the HUGE Backyard, well designed with Beautiful Stone Patio perfect for Entertaining. Up the stairs to the second floor where you find a Cozy BONUS ROOM; 3 bedrooms with the Primary bedroom with its own 5 PIECE ENSUITE featuring double sinks with New Quartz counter tops, and a walk-in closet. The Large basement completed with permits features a SEPARATE ENTRANCE, 3 Bedrooms, Kitchen with counter tops, living area and a luxurious bathroom. To finish up is a Double Attached Garage for the comfort of warm vehicles. This quiet community offers great access to main roadways and is surrounded by serene walking & biking trails, shopping and parks. A Great Place to call Home!! Check out our 3D VIRTUAL TOUR to ease your decision making process- Be sure to navigate on the floor plan on the tour to view all the 3 floors

Inclusions:
Property Listed By:

**NA
Maara Realty Inc.**

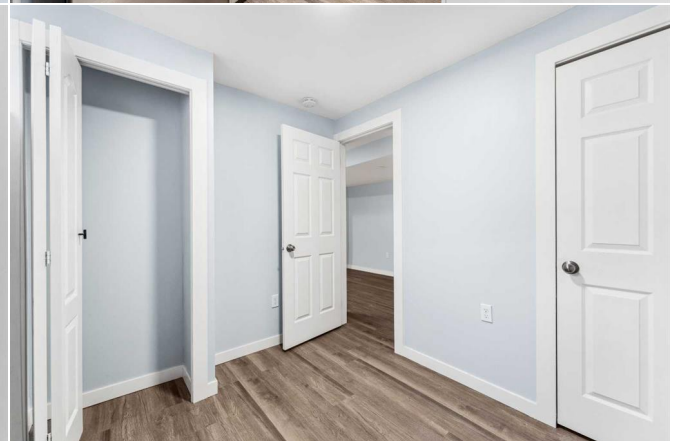
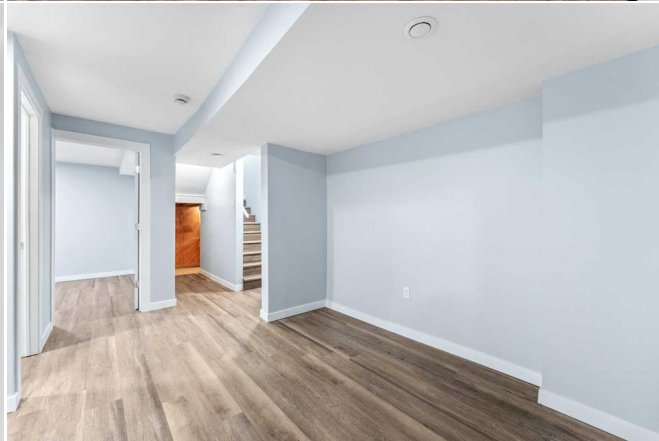
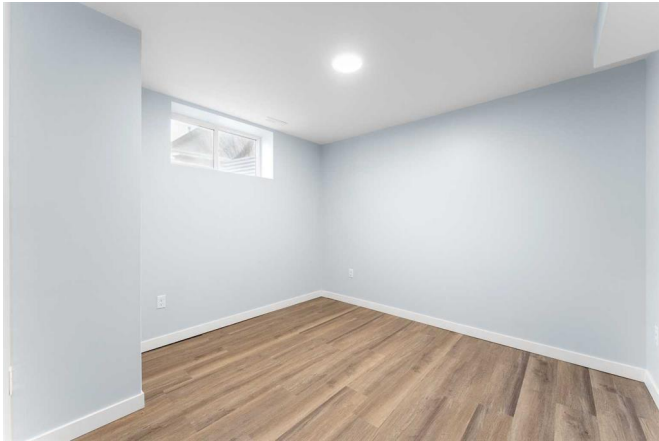
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













250 Luxstone Rd SW, Airdrie, AB

Main Floor Exterior Area 814.70 sq ft
Interior Area 742.75 sq ft
Excluded Area 203.83 sq ft



PREPARED: 2024/11/02



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

250 Luxstone Rd SW, Airdrie, AB

2nd Floor Exterior Area 539.43 sq ft
Interior Area 523.22 sq ft



PREPARED: 2024/11/02



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

250 Luxstone Rd SW, Airdrie, AB

Basement (Below Grade) Exterior Area 110.35 sq ft
Interior Area 837.4 sq ft



PREPARED: 2024/11/02



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.