



THE
A-TEAM

**RE/MAX
FIRST**

26 LUXSTONE Point, Airdrie T4B 0H8

MLS®#: **A2179872**

Area: **Luxstone**

Listing Date: **11/21/24**

List Price: **\$514,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 09-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Airdrie

Year Built:

2007

Lot Information

Lot Sz Ar:

2,669 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard
Alley Access,Off Street**

Finished Floor Area

Abv Sqft:

1,501

Low Sqft:

Ttl Sqft:

1,501

DOM

30

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,Open Floorplan,See Remarks,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Kitchen	Main	11`11" x 10`1"
4pc Ensuite bath	Upper	5`0" x 8`9"
Bedroom	Upper	9`9" x 10`3"
Bedroom - Primary	Upper	13`10" x 13`1"

Room	Level	Dimensions
Dining Room	Main	15`3" x 14`0"
Living Room	Main	14`4" x 12`9"
4pc Bathroom	Upper	9`7" x 4`10"
Bedroom	Upper	9`1" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0710010

Zoning:
R2

Remarks

Pub Rmks: ****Open house Dec 21 from 1pm-3pm** Embrace modern living in the community of Luxstone. This charming 3-bedroom, 2.5-bathroom residence offers the perfect blend of comfort and convenience. The property has a few new updates including new kitchen cabinets, new stainless steel appliances, new granite countertops and new flooring. Nestled on a serene and quiet street, this property boasts an open concept layout spanning 1502 sqft, providing ample space for both relaxation and entertaining. As you step inside, you'll be greeted by a bright and airy living area that seamlessly flows into the modern kitchen and dining space, ideal for hosting gatherings with family and friends. The well-appointed bedrooms provide cozy retreats, with the primary bedroom featuring an ensuite bathroom for added privacy and luxury. The home also includes an unfinished basement, offering a blank canvas for you to customize to your liking, whether it's a home gym, office, or additional living space. Located just minutes from a variety of amenities, you'll have easy access to a variety of restaurants, grocery stores, banks, gyms, walking paths, and much more, ensuring that everything you need is right at your doorstep. Schedule a showing today and experience the perfect blend of comfort and style!**

Inclusions:
Property Listed By: **Hood Fan
eXp Realty**

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









26 Luxstone Point SW, Airdrie, AB

1st Floor Exterior Area 742.09 sq ft
Interior Area 879.22 sq ft



PREPARED: 2024/1/21



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

26 Luxstone Point SW, Airdrie, AB

2nd Floor Exterior Area 759.74 sq ft
Interior Area 882.09 sq ft
Excluded Area 7.70 sq ft



PREPARED: 2024/1/21



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