



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2046 LUXSTONE Boulevard, Airdrie T4B0J7**

MLS®#: **A2180768**

Area: **Luxstone**

Listing Date: **12/18/24**

List Price: **\$649,500**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,847**

Low Sqft:

Ttl Sqft: **1,847**

Lot Information

Lot Sz Ar: **3,595 sqft**

Lot Shape:

DOM

**3**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Gas Range,Built-In Oven,Dishwasher,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

| Room                     | Level        | Dimensions             |
|--------------------------|--------------|------------------------|
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>46`6" x 39`11"</b>  |
| <b>Bedroom</b>           | <b>Upper</b> | <b>37`9" x 32`10"</b>  |
| <b>4pc Bathroom</b>      | <b>Upper</b> | <b>26`0" x 16`2"</b>   |
| <b>Spice Kitchen</b>     | <b>Main</b>  | <b>24`7" x 17`0"</b>   |
| <b>Laundry</b>           | <b>Upper</b> | <b>17`0" x 9`0"</b>    |
| <b>Living Room</b>       | <b>Main</b>  | <b>46`9" x 40`2"</b>   |
| <b>Kitchen</b>           | <b>Main</b>  | <b>41`10" x 38`10"</b> |

| Room                    | Level        | Dimensions            |
|-------------------------|--------------|-----------------------|
| <b>Bedroom</b>          | <b>Upper</b> | <b>36`8" x 32`3"</b>  |
| <b>4pc Ensuite bath</b> | <b>Upper</b> | <b>32`3" x 19`5"</b>  |
| <b>2pc Bathroom</b>     | <b>Main</b>  | <b>17`3" x 15`0"</b>  |
| <b>Walk-In Closet</b>   | <b>Upper</b> | <b>20`3" x 19`5"</b>  |
| <b>Dining Room</b>      | <b>Main</b>  | <b>38`10" x 20`6"</b> |
| <b>Family Room</b>      | <b>Main</b>  | <b>46`6" x 46`2"</b>  |
| <b>Bonus Room</b>       | <b>Upper</b> | <b>46`2" x 28`9"</b>  |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC-25**

**0614601**

Remarks

Pub Rmks: **This stunning 3-bedroom, 2.5-bathroom home has been completely Revamped and offers modern living at its finest. The beautifully updated kitchen features sleek quartz countertops and brand-new built-in appliances. For the home chef, there's also a separate spice kitchen equipped with a built-in gas stove, ideal for preparing flavorful meals without taking up space in the main kitchen. The spacious living room boasts high ceilings, creating an open and airy atmosphere. A cozy family room with a gas fireplace adds warmth and charm, while the dining area provides the perfect space for family meals and entertaining guests. On the main floor, you'll also find a convenient powder room, as well as access to the double-attached garage and driveway, providing ample parking. Upstairs, the master bedroom is a true retreat with a walk-in closet featuring built-in shelves, and a luxurious 4-piece ensuite bathroom. Two additional bedrooms share a well-appointed 4-piece bathroom, while the second-floor laundry offers ultimate convenience. Need more space? The bonus room/den/office located on the second floor is versatile and perfect for a home office, playroom, or additional living space. Unspoiled basement waiting for your creative design. The fully fenced backyard is perfect for children and pets, or for enjoying outdoor activities in privacy. This move-in ready home combines style, comfort, and functionality—truly an ideal space for any family!**

Inclusions: n/a  
Property Listed By: **URBAN-REALTY.ca**

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









