



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2005 LUXSTONE Boulevard #603, Airdrie T4B 3J9**

MLS®#: **A2186458**

Area: **Luxstone**

Listing Date: **01/09/25**

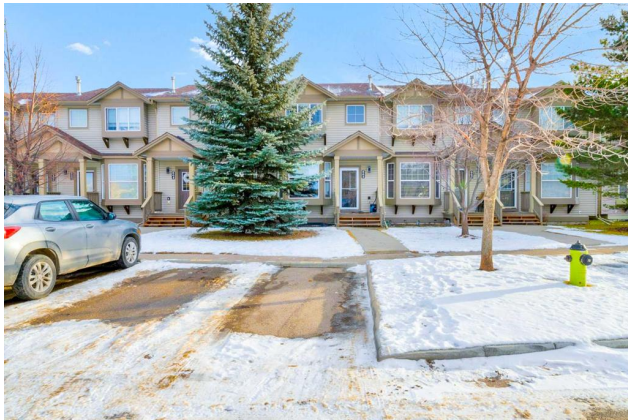
List Price: **\$389,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,173**

Low Sqft:

Ttl Sqft: **1,173**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat: **Back Yard,Level**  
Park Feat: **Stall**

DOM

**13**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue,Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer**

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

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 11`8"
Dining Room	Main	8`5" x 8`0"
2pc Bathroom	Main	5`5" x 5`0"
Walk-In Closet	Upper	4`10" x 4`7"
Bedroom	Upper	9`6" x 8`5"
Family Room	Basement	21`3" x 10`0"
Office	Basement	8`0" x 7`0"

Room	Level	Dimensions
Kitchen	Main	11`1" x 8`5"
Breakfast Nook	Main	6`6" x 6`4"
Bedroom - Primary	Upper	11`11" x 11`10"
Bedroom	Upper	9`8" x 8`4"
4pc Bathroom	Upper	7`8" x 6`1"
4pc Bathroom	Basement	6`9" x 4`10"
Laundry	Basement	6`11" x 6`1"

Condo Fee:  
**\$308**

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

Zoning:  
**R2-T**

Legal Desc: **0510599**

Remarks

Pub Rmks: **PENDING until January 24th. WELCOME HOME! LOADED: 3 BEDROOMS UP, 2 pc Washroom on MAIN, FULLY FINISHED BASEMENT-CINEMA (comes w/ projector), & BELOW \$400,000! This fully finished home is the one you have been waiting for. Conveniently located a few steps from the visitor parking and steps to the walking paths as it backs onto green space. Enter the home to notice all of the big windows that allow the sunlight to flood in to the main living area, kitchen with eat up bar and dining nook. This home boasts NEW PAINT, relatively new flooring- including VINYL on the main and carpet upstairs. Upstairs you will find 2 bedrooms and the MASTER'S suite, a full bath and a LOFT that works great for an OFFICE space. The fully finished basement includes a large entertaining area, bathroom, large laundry room and a storage room. ENJOY and ENTERTAIN your FRIENDS & FAMILY with your own PRIVATE THEATER. This space comes with a projector and its' screen all ready to keep you ENGAGED. Lots of newer upgrades in this home including fresh paint throughout and newer appliances. Conveniently located in the heart of Airdrie, WALKING distance from SCHOOLS and SHOPPING with a PLAYGROUND right out the back door. Book your showing today! At the time of writing, the AIRDRIE market has ONLY 6 HOMES with a minimum of 3 bedrooms PRICED below \$400,000. 3 of these are already Conditionally Sold/PENDING. SEND your OFFERS ASAP!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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

