



THE
A-TEAM

**RE/MAX
FIRST**

620 LUXSTONE Landing #604, Airdrie T4B 0B6

MLS®#: **A2191046**

Area: **Luxstone**

Listing Date: **02/01/25**

List Price: **\$449,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,260**
Low Sqft:
Ttl Sqft: **1,260**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,442 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Lawn,Garden,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting,Private Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Playground**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 11`7"
Breakfast Nook	Main	9`10" x 6`6"
Bedroom - Primary	Upper	12`1" x 12`0"
Bedroom	Upper	10`5" x 9`1"
4pc Bathroom	Upper	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`11" x 9`6"
2pc Bathroom	Main	
Bedroom	Upper	10`4" x 8`8"
4pc Ensuite bath	Upper	

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$327

Fee Simple

R2-T

Fee Freq:

Monthly

Legal Desc: 0715898

Remarks

Pub Rmks: **Welcome to this charming 3-bedroom, 2.5-bathroom townhouse in the sought-after Luxstone neighborhood of Airdrie, perfect for families and professionals alike. As you step inside, you'll be greeted by the warmth of hardwood and tile flooring that spans the entire main floor, creating a seamless and elegant flow. The heart of the home features a modern kitchen equipped with a functional island that doubles as an eating bar, ideal for quick meals or entertaining guests. Complementing the kitchen's sleek design are stainless steel appliances that add a touch of sophistication. The cozy and inviting living room boasts a beautiful gas fireplace that is a stunning focal point. Upstairs, the primary bedroom offers a private sanctuary with a 4-piece ensuite, providing a perfect retreat after a long day. All bedrooms are well-sized and benefit from natural light, enhancing the home's airy feel the home. Unique to this unit, the backyard is fenced, offering privacy and security, and it is the only unit in the complex with this feature. The backyard faces south, ensuring plenty of sunlight throughout the day, and backs onto a park with scenic walking paths, ideal for outdoor activities. Practical features include a single attached garage, ample storage options throughout, and a laundry area in the basement. Recent upgrades include all new light fixtures and faucets, adding a modern touch to the home. Located in a family-friendly community, this townhouse is conveniently close to schools, shopping centers, and transit options, making daily commutes and errands a breeze. The neighbors are exceptionally quiet, ensuring a peaceful living environment. This Luxstone townhouse is more than just a house; it's a place to call home. Don't miss out on this exquisite property that combines comfort, convenience, and luxury.**

Inclusions: none
Property Listed By: 2% Realty

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







