



THE
A-TEAM

**RE/MAX
FIRST**

581 LUXSTONE Landing, Airdrie T4B 0C7

MLS®#: **A2192510**

Area: **Luxstone**

Listing Date: **02/13/25**

List Price: **\$749,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2011**
Lot Information
Lot Sz Ar: **4,581 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,282**
Low Sqft:
Ttl Sqft: **2,282**

DOM

9
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,No Neighbours Behind,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Granite Counters,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`6" x 13`10"
Breakfast Nook	Main	10`1" x 15`6"
2pc Bathroom	Main	5`0" x 5`0"
Bedroom - Primary	Second	13`11" x 13`8"
5pc Ensuite bath	Second	15`5" x 8`0"
Bedroom	Second	10`7" x 15`1"
Game Room	Basement	23`8" x 13`6"

Room	Level	Dimensions
Kitchen	Main	9`8" x 13`6"
Dining Room	Main	15`2" x 11`1"
Family Room	Second	20`1" x 11`6"
Walk-In Closet	Second	4`10" x 13`8"
Bedroom	Second	11`8" x 11`0"
4pc Bathroom	Second	11`8" x 5`1"
Bedroom	Basement	9`10" x 12`11"

3pc Bathroom

Basement

9`10" x 10`6"

Furnace/Utility Room
Legal/Tax/Financial

Basement

28`7" x 10`8"

Title:
Fee Simple
Legal Desc:

0710543

Zoning:
R1

Remarks

Pub Rmks: **This 4-bedroom, 3.5-bathroom walk-out home in Luxstone, Airdrie, is the perfect combination of style, space, and modern upgrades. With high ceilings and rich wood cabinetry, the open-concept main floor feels bright and inviting. The living room features a cozy gas fireplace, while the kitchen boasts brand-new stainless steel appliances (2023), granite countertops, a large island, and a walk-in pantry. The dining area leads to the back deck, complete with a retractable awning, gas BBQ hookup, and enclosed storage below. A main-floor laundry room, powder room, and double-attached garage add convenience. Upstairs, the primary suite offers a spacious walk-in closet and a spa-like 5-piece ensuite with heated floors, a jetted tub, a double vanity, and an enclosed water closet. Two additional bedrooms and a large bonus room provide the perfect space for a growing family. The fully finished walk-out basement includes a huge rec room, a fourth bedroom, a three-piece bathroom, and extra storage. The fully fenced backyard backs onto green space with no neighbors behind, creating a private retreat. Additional upgrades include brand-new central air conditioning (2023) and central vacuum. Located just minutes from Genesis Place, schools, parks, shopping, and walking paths, this home offers unbeatable value in a prime location.**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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











