



THE
A-TEAM

**RE/MAX
FIRST**

2005 LUXSTONE Boulevard #803, Airdrie T4B3K1

MLS®#: **A2196857**

Area: **Luxstone**

Listing Date: **02/24/25**

List Price: **\$399,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,621 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,165**
Low Sqft:
Ttl Sqft: **1,165**

DOM

0

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: **None**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Upper	8`6" x 9`9"
Living Room	Main	14`11" x 14`11"
Dining Room	Main	5`11" x 8`1"
Laundry	Lower	0`0" x 0`0"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	13`8" x 12`0"
Bedroom	Upper	8`5" x 12`1"
Kitchen	Main	11`4" x 16`0"
Game Room	Lower	17`4" x 25`8"

Legal/Tax/Financial

Condo Fee:
\$310

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0510599**

Remarks

Pub Rmks: **3 BEDROOMS | 2 PARKING STALLS | FRONT PORCH | SOUTH-FACING FRONT | OPEN FLOOR PLAN | STYLISH DESIGN | VERY WALKABLE LOCATION! Beautifully styled 3 bedroom townhouse with a great outdoor spaces and low condo fees. The front porch greets guests and entices peacefully morning coffees watching the sun rise. Inside, the sophisticated main floor is basked in natural light with a modern design that is both stylish and practical. Clear sightlines allow for easy interaction between the kitchen, dining and living rooms, perfect for entertaining and unobstructed conversations with family. Culinary creativity awaits in the well laid out kitchen featuring a raised counter as casual breakfast bar seating. This level is also home to a convenient powder room. On the upper level is a 4-piece family bathroom and 3 spacious and bright bedrooms including the primary oasis complete with a large walk-in closet and a cheater door to the main bathroom, The basement is home of a huge rec room with big window along with a full bathroom with stand-up shower, laundry room and a storage room. Ideally located just steps to Luxstone plaza with a gas station, a 7-11, Pizza store, barbershop and loads of other amenities, shops and restaurants for ultimate convenience and walkability. When you do need to leave the community there is easy access to Deerfoot Trails, Cross Iron Mills Mall, Costco, YYC airport, Truly an outstanding location for this beautiful, move-in ready home!**

Inclusions: **none**
Property Listed By: **LPT Realty ULC**

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





