

# **\$395,000 - 206, 620 Luxstone Landing Sw, Airdrie**

MLS® #A2206659

**\$395,000**

3 Bedroom, 3.00 Bathroom, 1,259 sqft  
Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

Let's work a deal on this well cared for Townhouses that exudes PRIDE OF OWNERSHIP. This Beautiful Home has been FRESHLY PAINTED and is MOVE IN READY. When you enter, you will immediately notice the 9â€™™ Ceilings and the Hardwood Flooring that leads you to the Open Concept Main Floor Design. Large South Facing Windows bathe the Living Room with lots of Natural Light. The Living Room can be arranged in many ways to accomodate your furniture. The SPECTACULAR KITCHEN has an Abundance of Cabinets for easy storage of your items, and has a BRAND NEW STAINLESS STEEL STOVE AND REFRIGERATOR plus a Large Island with New Kitchen Faucets. The Dining area opens to the Patio and yard space. The Upper Level has a Spacious Primary Bedroom with Walk-in Closet and 4 pc Ensuite. 2 Additional Bedrooms and a 4 Pc Bathroom complete the Upper Level. The Lower Level is open to future development and has the Laundry Room. This Townhouse has an Attached Garage for your vehicle and storage. This Townhouse is available for a QUICK POSSESSION if needed. Dogs are permitted with Board Approval. There are great walking paths that lead you to the core of Airdrie, Nose Creek Park, Schools, Shopping and more. Ensure to watch the tour on MLS or Realtor.ca

Built in 2007

## **Essential Information**



|                |               |
|----------------|---------------|
| MLS® #         | A2206659      |
| Price          | \$395,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,259         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 206, 620 Luxstone Landing Sw |
| Subdivision | Luxstone                     |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B 0B5                      |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Playground             |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### **Exterior**

|                   |            |
|-------------------|------------|
| Exterior Features | Playground |
|-------------------|------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Backs on to Park/Green Space, Rectangular Lot |
| Roof            | Asphalt Shingle  |
| Construction    | Stone, Vinyl Siding, Wood Frame                          |
| Foundation      | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 23               |
| Zoning         | R2-T             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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