

# \$500,000 - 205 Luxstone Way Sw, Airdrie

MLS® #A2231717

**\$500,000**

4 Bedroom, 4.00 Bathroom, 1,369 sqft

Residential on 0.07 Acres

Luxstone, Airdrie, Alberta

Welcome to this beautifully updated 4-bedroom, 3.5-bathroom semi-detached home in Airdrie's desirable Luxstone community offering the perfect combination of modern style, functionality, and outdoor space.

The main floor has been thoughtfully renovated to feel fresh and open, with luxury vinyl flooring throughout, upgraded lighting, and a refreshed kitchen featuring new stainless steel appliances, rich cabinetry, a convenient breakfast bar, and great prep space. A bright, dedicated dining area connects seamlessly with the kitchen and flows into the spacious living room, which opens directly to the backyard. Step outside to enjoy a large west-facing deck that extends your living space outdoors – perfect for BBQs, lounging, or entertaining. There's also direct access to the attached single garage, plus a convenient 2-piece bathroom to complete the main floor.

Upstairs, the home continues to impress with a spacious primary suite, featuring a walk-in closet and a luxurious 4-piece ensuite. Two additional bedrooms offer ideal flexibility for kids, guests, or home offices, along with a full main bathroom and upper-floor laundry for added convenience.

The fully finished basement adds even more value with a cozy rec room ideal for relaxing or



movie nights, a large fourth bedroom, and a stylish 3-piece bathroom – perfect for extended family, older children, or overnight guests.

Outside, enjoy a huge west-facing backyard with no rear neighbors – fully fenced, landscaped, and offering rare space and privacy in this price range. The oversized front-attached garage and wide driveway provide excellent parking and storage.

This home offers exceptional value for first-time buyers, young families, or those looking for a property with room to grow – all with no condo fees and a location close to schools, parks, shopping, and transit.

Don’t miss this opportunity – book your private showing today!

Built in 2007

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2231717               |
| Price          | \$500,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,369                  |
| Acres          | 0.07                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 205 Luxstone Way Sw |
| Subdivision | Luxstone            |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 3C1 |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 2                                                               |
| Parking        | Garage Faces Front, Single Garage Attached, Driveway, On Street |
| # of Garages   | 1                                                               |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Oven |
| Heating           | Forced Air                                                                                                    |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas, Living Room                                                                                              |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Lighting                            |
| Lot Description   | Back Yard, Lawn, No Neighbours Behind, Street Lighting, See Remarks |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Brick, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 54              |
| Zoning         | R2              |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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