

# \$647,900 - 117 Luxstone Road Sw, Airdrie

MLS® #A2218307

**\$647,900**

5 Bedroom, 4.00 Bathroom, 1,777 sqft

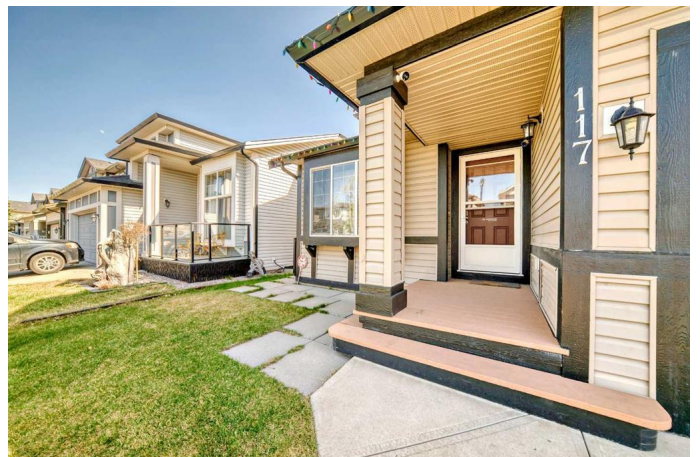
Residential on 0.08 Acres

Luxstone, Airdrie, Alberta

Welcome to Luxstone in Airdrie, it is a well thought after community, this well-maintained 5 bedrooms, 3 & 1/2 washrooms fully finished basement welcomes you the moment you step inside, this family home is warmly decorated and offers comfort, charm, and functionality in every corner. Rustic wall accents and stylish lighting add a cozy character, while the gleaming hardwood floors and open-concept main floor create a bright and inviting atmosphere. Enjoy the flexibility of two distinct living spaces on the main floor—one perfect for family movie nights by the gas fireplace, and the other ideal for entertaining guests. The spacious dining area easily accommodates a table for eight, making it perfect for gatherings. Upstairs, you'll find three bedrooms, including a generous master suite complete with a walk-in closet and private ensuite. The two additional bedrooms are sunny and spacious, and the versatile bonus room offers a perfect spot for a kids'™ play area, study room, or creative space.

The fully finished basement includes two additional bedrooms—one with a walk-in closet—and a full bathroom. The space is clean and neutral, ready for your personal design touches.

Step outside to your south-facing backyard, perfect for sunny afternoons. An aluminum patio shade provides comfort on bright days, while included curtains add privacy and wind protection. A garden shed is also included, offering ample storage for tools and patio



essentials. Additional features include ceiling fans in every room to keep you cool during summer, a double garage, and roof vents to help with winter weather. Located near schools, parks, and all the conveniences of Luxstone, this is the home youâ€™ve been looking for!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218307    |
| Price          | \$647,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,777       |
| Acres          | 0.08        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 117 Luxstone Road Sw |
| Subdivision | Luxstone             |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 0J7              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters |
| Appliances        | Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer         |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt                    |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 12            |
| Zoning         | DC-25         |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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