

# \$649,900 - 2139 Luxstone Boulevard Sw, Airdrie

MLS® #A2202677

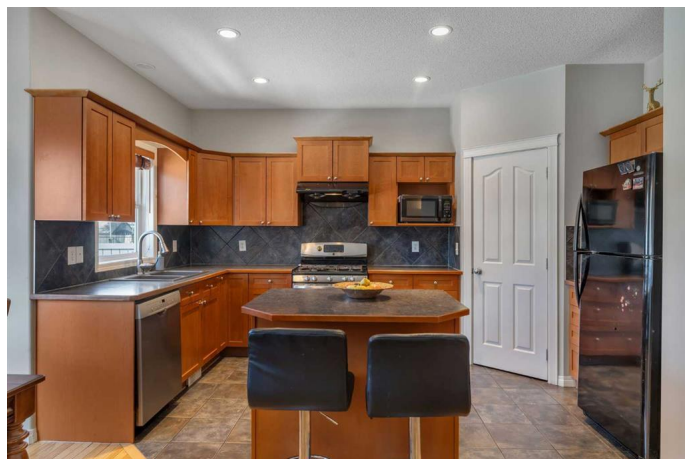
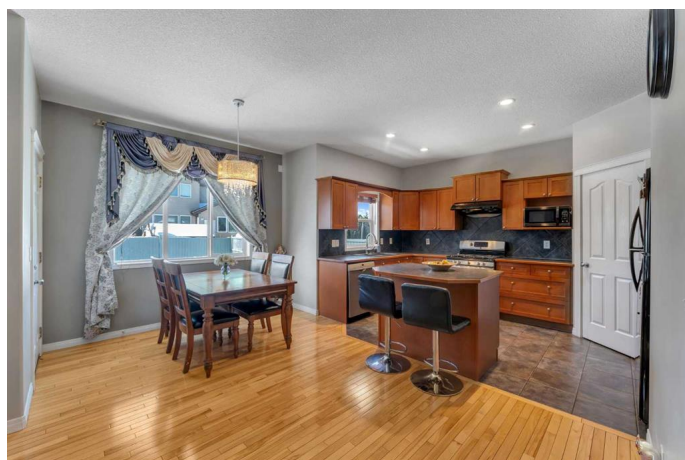
**\$649,900**

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.10 Acres

Luxstone, Airdrie, Alberta

Tucked away in the heart of Luxstone, this beautifully maintained home offers the perfect blend of warmth, functionality, and modern updates. This home will please the discerning buyer with a WEST-FACING backyard, a FINISHED BASEMENT, and thoughtful upgrades such as airy 9â€™™ ceilings, gleaming hardwood floors, and an open-concept main floor. A gas fireplace adds warmth to the living room, while the kitchen features ample cabinetry, a gas stove, and seamless flow into the dining space. Patio doors open to a large deck, perfect for summer evenings. A main-floor office makes working from home a breeze, and you will find the addition of a powder room to complete the main floor. Upstairs, the primary suite is a private retreat with a walk-in closet and ensuite. Two additional bedrooms are bright and spacious, and the bonus room is an excellent space for relaxing with the family and catching up on your favourite shows. The fully permitted basement offers incredible versatility, featuring a large rec room, additional bedroom, full bathroom, and prep space that could potentially be converted to a kitchenette. Whether you envision a bar, entertainment space, or private guest suite, this level is full of possibilities. Additional highlights include central air conditioning, a double garage, and roof and siding were done in 2014, ensuring long-term peace of mind. Ideally located near schools, parks, and all the conveniences of Luxstone, this is the home



youâ€™ve been waiting for.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202677    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,001       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2139 Luxstone Boulevard Sw |
| Subdivision | Luxstone                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0A5                    |

**Amenities**

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

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan  |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 36               |
| Zoning         | R1               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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