# \$549,900 - 262 Luxstone Road Sw, Airdrie

MLS® #A2245422

# \$549,900

3 Bedroom, 3.00 Bathroom, 1,775 sqft Residential on 0.09 Acres

Luxstone, Airdrie, Alberta

MAJOR PRICE ADJUSTMENT! ACT NOW! Exciting Opportunity to own at a low price in Luxstone! Discover incredible potential in this 2-storey family home located in the heart of Airdrie. This property offers so much opportunity to design it exactly how you want it to be! Living space is ample here! This property features 3 spacious bedrooms and 2.5 bathrooms inclusive of the extremely generous; y sized primary suite with walk-in closet and a 5-piece ensuite... a perfect retreat to relax at the end of your day. Upstairs, you'll also find a loft-style bonus room, ideal for a playroom, media space, or cozy family hangout. The main floor boasts a bright and functional layout with a dedicated den/home office, ideal for remote work or homework stations. The double attached garage adds convenience and storage, while the spacious yard and curb appeal set the stage for your creative vision. This is your chance to get into a sought-after neighbourhood at an attractive price point, with room to add your personal touches and build sweat equity. Don't miss out on your chance to own. View TODAY!

Whether you're a first-time buyer, investor, or someone ready to roll up your sleeves and create your dream home, this is the one you've been waiting for. Don't miss outâ€"opportunities like this don't last long!







Built in 2007

#### **Essential Information**

MLS® # A2245422 Price \$549,900

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,775
Acres 0.09
Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 262 Luxstone Road Sw

Subdivision Luxstone
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0J8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings,

Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Vinyl

Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Window

Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features BBQ gas line, Private Yard Lot Description Back Yard, Garden, Lawn

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 2nd, 2025

Days on Market 88

Zoning DC-25

# **Listing Details**

Listing Office CIR Realty

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