

# \$599,800 - 262 Luxstone Road Sw, Airdrie

MLS® #A2245422

**\$599,800**

3 Bedroom, 3.00 Bathroom, 2,171 sqft

Residential on 0.09 Acres

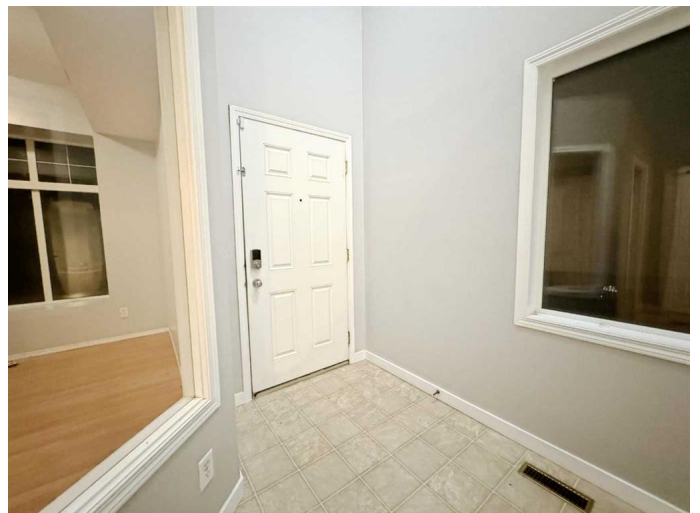
Luxstone, Airdrie, Alberta

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	\$599,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,171
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	1
Zoning	DC-25

**Listing Details**

Listing Office	CIR Realty
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