

# \$364,900 - 106, 2006 Luxstone Boulevard, Airdrie

MLS® #A2264104

**\$364,900**

3 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.00 Acres

Luxstone, Airdrie, Alberta

Let's welcome you to this cozy, move in ready home where the kitchen takes center stage. Granite counters, a stone backsplash, and a stone island create a warm, practical space for cooking and gathering. The upstairs bathroom is fully renovated with clean, modern finishes. Fresh paint carries through the home, including painted trim. Custom main floor shelving, a coffee and bar nook, and a built in bench with storage add everyday ease. Two bedrooms include ceiling fans. Enjoy a front porch for morning light and a back porch for evening air. The basement is partially finished and ready for your plans, with generous storage. Set across from a park and just behind local shops and a dance studio.

Built in 2003

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264104      |
| Price          | \$364,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,182         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 106, 2006 Luxstone Boulevard |
| Subdivision | Luxstone                     |
| City        | Airdrie                      |
| County      | Airdrie                      |
| Province    | Alberta                      |
| Postal Code | T4B3C4                       |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Assigned, Stall                               |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer                                              |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Private Entrance, Barbecue |
| Lot Description   | Few Trees, Garden                   |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding, Wood Frame            |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-4                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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