

# \$520,000 - 702 Luxstone Gate Sw, Airdrie

MLS® #A2209146

**\$520,000**

3 Bedroom, 3.00 Bathroom, 1,686 sqft

Residential on 0.10 Acres

Luxstone, Airdrie, Alberta

If you are looking for an outdoor space for the pets and kids, look no further as this backyard gives you all the space you need. This CORNER lot, SEMI-ATTACHED home has unlimited potential and a yard you just cannot find anymore. Come in your private side entrance to the main floor that connects to the large living room with gas corner fireplace, and access to the backyard. The theme of this entire home is NATURAL LIGHT as there is an abundance of it throughout. There is a 2 Piece bathroom and down the hall there is a pantry, storage closet and access to the SINGLE ATTACHED GARAGE. The Kitchen and dining room are the star of this home with plenty of storage, counter space and STAINLESS STEEL appliances (the Microwave and Dishwasher new in 2023). The countertop were recently professionally redone with an epoxy coating over the existing Laminate giving it new life and a fresh new look! There is a breakfast bar that connects to the dining room with so much natural light - If you are not the dining room type, perhaps this space becomes a second living area? Head upstairs and you will find the Primary bedroom that features a perfect ensuite with a walk in shower, soaker tub, an expansive walk in closet and the toilet in its own private area along with extra storage. The laundry is conveniently in the hall with NEW WHIRLPOOL WASHER & DRYER (2023). There is a 5 piece bathroom that has separation from the double vanity and the



toilet and bath area, which will come in hand on busy mornings! The 2nd and 3rd bedrooms are the exact same size and both spacious - no fighting from the kids on who gets the bigger room! The basement is not finished but has bathroom rough in and awaiting you to make it anything you need! Again the yard is the show stopper on this property as you cannot find this type of space these days, plus a new VINYL FENCE and CENTRIAL AIR CONDITIONING are the cherry on top for this one! Location gives you fast access to both 8th Street and Yankee Blvd, you are walking distance to some schools and the school bus pick up is in view of the house. Come check it out and make this the home you have been looking for!

Built in 2007

### **Essential Information**

MLS® #	A2209146
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,686
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	702 Luxstone Gate Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B0H3

### Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Double Vanity, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Gas Starter
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 6th, 2025
Days on Market	11
Zoning	R2

### Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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