

# \$399,900 - 806, 2005 Luxstone Boulevard Sw, Airdrie

MLS® #A2211953

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

Welcome to this light and bright END UNIT townhouse that shows excellent with 1662 sq ft of finished living space, this move in ready home includes a fully FINISHED BASEMENT, 2 parking stalls directly in front of the property and this home has many updates throughout including luxury vinyl plank flooring, light fixtures, new carpet & fresh paint - This is a rare find right now in Airdrie, to get an end unit with a finished basement and in this condition for a townhouse! The main floor with updated light fixtures rocks a large living room and with it being an end unit with more windows the natural sunlight makes this an incredibly bright space that flows seamlessly into the dining room, kitchen and main floor half bathroom. Upstairs you'll be pleased with the spacious primary bedroom retreat that easily fits a king sized bed plus your other associated furniture and the primary bedroom has direct access to the upstairs 4 piece bathroom. Down the hall you'll find two more spacious bedrooms. The fully finished basement has a family room perfect for movie nights, an office space, entertaining, as an extra bedroom (currently has a Murphy bed that is included!) or as an exercise space that is adjacent to the laundry room and yet another full bathroom with a beautiful tiled shower! The thoughtfully developed basement also has a storage room next to the mechanical room to optimize the space! This is an opportunity to own and live in a home that is tough to find right now and it comes with a quiet location in this complex



with mature trees and it backs a walking path.

This property must be viewed to fully appreciate the value that it provides!

Built in 2004

### **Essential Information**

MLS® #	A2211953
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.04
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	806, 2005 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3J9

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	4
Zoning	R2-T

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.