

# \$410,000 - 302, 703 Luxstone Square Sw, Airdrie

MLS® #A2201104

**\$410,000**

3 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.04 Acres

Luxstone, Airdrie, Alberta

Welcome to this spacious fully developed townhome with over 1600 SF of developed space; nestled in the desirable community of Luxstone in Airdrie. Step inside to be greeted by a bright and inviting living room that flows seamlessly into the adjacent kitchen. The kitchen features a wrap-around island, ample cabinet space, and connects to a cozy dining area—perfect for everyday meals or entertaining guests.

This home offers a total of three bedrooms: two located on the upper level (PLUS a bonus room) and one in the fully developed basement. You™ll find a convenient main floor bathroom, a four-piece bathroom upstairs, and a three-piece bathroom in the basement, offering comfort and flexibility for the whole family. The basement also features a laundry room, a versatile den/office space ideal for working from home, and a comfortable additional living area.

Enjoy the outdoors in your private backyard, complete with a balcony/deck—perfect for morning coffee or evening relaxation.

Located in the vibrant city of Airdrie, this home is close to everything you need. Families will appreciate the nearby schools, parks, and playgrounds. Airdrie offers over 100 kilometers of scenic walking and biking paths that connect the community, making it easy to stay active and explore. You™re just minutes



away from shopping at Sierra Springs or downtown Airdrie, and a short drive to CrossIron Mills for even more retail and dining options. Whether youâ€™re raising a family or simply looking for a well-connected and welcoming neighborhood, this home in Luxstone is for you!

Built in 2005

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2201104      |
| Price          | \$410,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,159         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 302, 703 Luxstone Square Sw |
| Subdivision | Luxstone                    |
| City        | Airdrie                     |
| County      | Airdrie                     |
| Province    | Alberta                     |
| Postal Code | T4B 0A3                     |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Parking         |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

**Interior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Chandelier     |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                                |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 24              |
| Zoning         | R2-T            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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