

\$449,900 - 109 Luxstone Way Sw, Airdrie

MLS® #A2208799

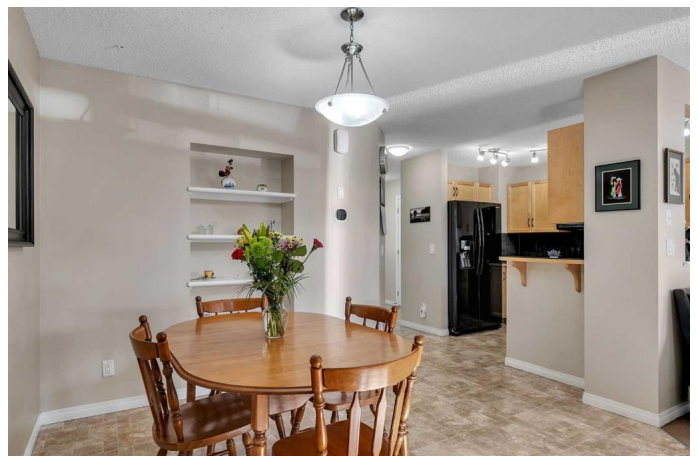
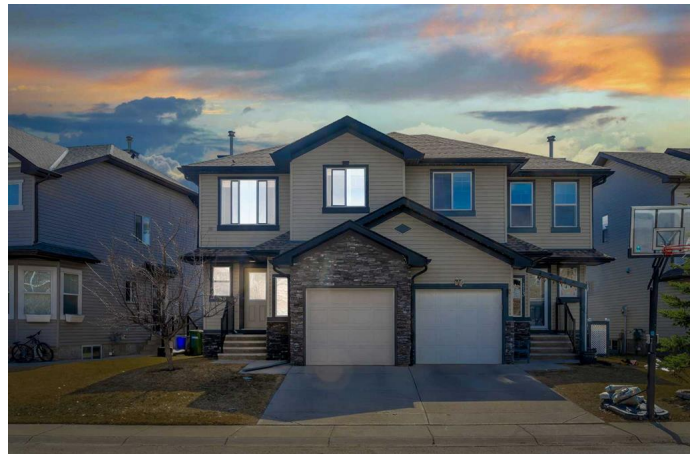
\$449,900

3 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.07 Acres

Luxstone, Airdrie, Alberta

Right where you want to be, on a peaceful street in family-friendly Luxstone, this warm and welcoming no-condo-fee duplex offers all the right feels. With 1,352 square feet of thoughtfully designed living space, an attached garage for added convenience, and a backyard made for laid-back afternoons, this home strikes the perfect balance between comfort and functionality. Step inside and let the natural light draw you in. The main floor is bright, open, and designed for real life. Whether you're hosting friends for game night, navigating the morning rush, or curling up by the living room fireplace with your favourite book, this space works for every part of your day. The spacious living area flows into a dedicated dining space and a well-appointed kitchen with ample cabinetry and generous counter space. A convenient powder room completes the main floor, and patio doors lead directly to your private backyard retreat. Outside, it's all about good vibes and great moments. Pour yourself a cold drink, kick back on the full-sized deck, and enjoy the peaceful setting with modest landscaping and trees that add a sense of calm and space to grow. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a walk-in closet and private ensuite. Upper-level laundry brings added everyday ease. The additional bedrooms offer ideal flexibility for kids, guests, or a work-from-home setup. The basement is a blank canvas, ready for your personal touch. With parks, walking



trails, schools, shopping, and everyday essentials just minutes away, this home is perfectly placed for easy living. Whether you're a first-time buyer, a growing family, or simply searching for a place that feels just right, this one's made for you.

Built in 2007

Essential Information

MLS® #	A2208799
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,352
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	109 Luxstone Way Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0H3

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Sump Pump(s), Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2025
Days on Market	5
Zoning	R2

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.