

# \$439,900 - 604, 620 Luxstone Landing Sw, Airdrie

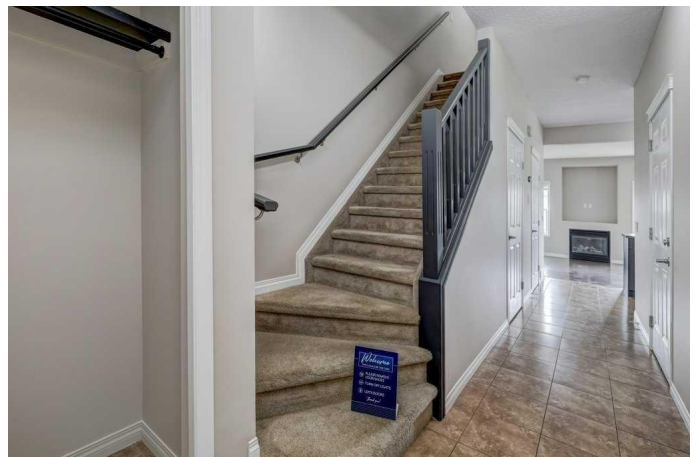
MLS® #A2191046

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,260 sqft  
Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

Welcome to this charming 3-bedroom, 2.5-bathroom townhouse in the sought-after Luxstone neighborhood of Airdrie, perfect for families and professionals alike. As you step inside, you'll be greeted by the warmth of hardwood and tile flooring that spans the entire main floor, creating a seamless and elegant flow. The heart of the home features a modern kitchen equipped with a functional island that doubles as an eating bar, ideal for quick meals or entertaining guests. Complementing the kitchen's sleek design are stainless steel appliances that add a touch of sophistication. The cozy and inviting living room boasts a beautiful gas fireplace that is a stunning focal point. Upstairs, the primary bedroom offers a private sanctuary with a 4-piece ensuite, providing a perfect retreat after a long day. All bedrooms are well-sized and benefit from natural light, enhancing the home's airy feel. Unique to this unit, the backyard is fenced, offering privacy and security, and it is the only unit in the complex with this feature. The backyard faces south, ensuring plenty of sunlight throughout the day, and backs onto a park with scenic walking paths, perfect for outdoor activities and family strolls. You're just a short walk from the Nose Creek Off-Leash Dog Park, a haven for dog owners and nature enthusiasts to enjoy quality outdoor time with their pets. Practical features include a single attached garage, ample storage options throughout, and a laundry area in the basement. Recent upgrades



include all new light fixtures and faucets, adding a modern touch to the home. Located in a family-friendly community, this townhouse is conveniently close to schools, shopping centers, and transit options, making daily commutes and errands a breeze. The neighbors are exceptionally quiet, ensuring a peaceful living environment. This Luxstone townhouse is more than just a house; it's a place to call home. Don't miss out on this exquisite property that combines comfort, convenience, and luxury.

Built in 2007

### **Essential Information**

MLS® #	A2191046
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,260
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	604, 620 Luxstone Landing Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0B6

### **Amenities**

Amenities	Parking, Visitor Parking
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Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Garden, Playground
Lot Description	Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Private, Street Lighting, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	62
Zoning	R2-T

### **Listing Details**

Listing Office	2% Realty
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