

# \$360,000 - 104, 2001 Luxstone Boulevard Sw, Airdrie

MLS® #A2254513

**\$360,000**

3 Bedroom, 3.00 Bathroom, 1,294 sqft

Single Family on 0.03 Acres

Luxstone, Airdrie, Alberta

PRICE DECREASE!! Welcome to #104 2001 Luxstone Blvd SW in Airdrie's desirable Luxstone community! This well-kept townhouse offers excellent value, with 3 bedrooms, 2.5 bathrooms, and a fully finished basement. The main level features a living room with a bay window, half bathroom, and a kitchen with generous cabinetry. This opens onto a bright dining room, overlooking the backyard and beautiful shared green space. Heading upstairs, you will find a spacious south-facing primary bedroom, two additional bedrooms across the hall, and a convenient centrally located full bathroom. The fully finished basement provides additional living space that would be perfect for a family room, office, guest area, or home gym. In addition, the basement offers an additional room, full bathroom, laundry room, and plenty of storage space. This home features a front porch surrounded by trees as well as a back deck, and a backyard complete with its own private storage shed. Directly out front are two assigned parking stalls. With low condo fees and a prime location near parks, schools, shopping centres, as well as quick highway access, this home delivers unbeatable value, in this vibrant, family-friendly community. Don't miss your chance to make this beautiful home your own! (id:6289)

Built in 2002

## Essential Information



|                |                    |
|----------------|--------------------|
| Listing #      | A2254513           |
| Price          | \$360,000          |
| Bedrooms       | 3                  |
| Bathrooms      | 3.00               |
| Half Baths     | 1                  |
| Square Footage | 1,294              |
| Acres          | 0.03               |
| Year Built     | 2002               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 104, 2001 Luxstone Boulevard Sw |
| Subdivision | Luxstone                        |
| City        | Airdrie                         |
| Province    | Alberta                         |
| Postal Code | T4B2Y6                          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground, Schools, Shopping |
| Features       | Parking                             |
| Parking Spaces | 2                                   |

### Interior

|              |                                                                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Oven - Electric, Dishwasher, Stove, Oven, Dryer, Microwave, Freezer, Garburator, Microwave Range Hood Combo, Window Coverings, Washer & Dryer |
| Heating      | Natural gas Forced air                                                                                                                                      |
| Cooling      | See Remarks                                                                                                                                                 |
| # of Stories | 2                                                                                                                                                           |
| Has Basement | Yes                                                                                                                                                         |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Vinyl siding    |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|



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