

# \$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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