

# **\$379,900 - 206, 620 Luxstone Landing Sw, Airdrie**

MLS® #A2235356

**\$379,900**

3 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

This IMMACULATE and well cared for Townhouse exudes PRIDE OF OWNERSHIP, has been FRESHLY PAINTED, is MOVE IN READY. You can easily watch your little ones play on the PLAYGROUND that is just steps away from the Townhome making this such a great place for your Family to call home. When you enter, you will immediately notice the 9'™ Ceilings and the HARDWOOD Flooring that leads you to the Open Concept Main Floor Design. Large South Facing Windows bathe the Living Room with lots of Natural Light. The Living Room can be arranged in many ways to accomodate your furniture. The SPECTACULAR KITCHEN has an Abundance of Cabinets for easy storage of your items, and has a BRAND NEW STAINLESS STEEL STOVE AND REFRIGERATOR plus a Large Island with New Kitchen Faucets. The Dining area opens to the Patio and yard space. The Upper Level has a Spacious Primary Bedroom with Walk-in Closet and 4 pc Ensuite. 2 Large Additional Bedrooms and a 4 Pc Bathroom complete the Upper Level. The Lower Level has been drywalled and mudded, has the Laundry Room with a new Washer (2023), and has rough-in plumbing for a future bathroom. The Seller also added braided hoses on all plumbing lines (2022). This Townhouse has an Attached Garage for your vehicle and storage. This Townhouse is available for a QUICK POSSESSION if needed. Dogs are permitted with Board Approval. There are great walking paths that lead you to the core of Airdrie, Nose



Creek Park, Schools, Shopping and more.  
Ensure to watch the tour on MLS or Realtor.ca

Built in 2007

### Essential Information

MLS® #	A2235356
Price	\$379,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,259
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	206, 620 Luxstone Landing Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0B5

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	33
Zoning	R2-T

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
----------------	-------------------------------

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