

# **\$383,900 - 206, 620 Luxstone Landing Sw, Airdrie**

MLS® #A2206659

**\$383,900**

3 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

Priced to Sell! New adjusted price on this well cared for Townhouses that exudes PRIDE OF OWNERSHIP, has been FRESHLY PAINTED, is MOVE IN READY and your can easily watch your little ones play on the Playground that is conveniently located behind your Townhome making this such a great place for your Family to call home. When you enter, you will immediately notice the 9â€™™ 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 Additional Bedrooms and a 4 Pc Bathroom complete the Upper Level. The Lower Level has been drywalled and mudded and has the Laundry Room. 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® #	A2206659
Price	\$383,900
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	Kitchen Island, No Smoking Home, Ceiling Fan(s), No Animal Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Microwave Hood Fan
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	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	52
Zoning	R2-T

**Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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