

# \$549,900 - 75 Luxstone Crescent Sw, Airdrie

MLS® #A2212074

**\$549,900**

3 Bedroom, 4.00 Bathroom, 1,411 sqft

Residential on 0.09 Acres

Luxstone, Airdrie, Alberta

New Price May 3rd \*\*Welcome to this Lovely Home within Luxstone that is Fully Finished with a Huge Recreation Room, No Carpets throughout, and has an oversized Double Detached Garage on a Large SOUTH FACING Yard. When you arrive, you are welcomed by the Front Porch perfect for that morning coffee and a visit. As you step into the Home you will notice the Cathedral Ceilings in the Foyer and lots of space to welcome guests. The Main Level that features a Living Room with a Gas Fireplace and Large Window for Natural Light and opens to the Kitchen and Dining area. The Kitchen features an Island, Panty, and Lots of Cabinetry. The Dining area can hold a Large Table and has the Patio doors to the Back Deck. The Large Laundry Room and Half Bath are also on the Main Level. The Upper Level has a Large Primary Bedroom with Bay Windows, a Walk in Closet, and a 4 pc Ensuite. The 2 additional Bedrooms are great sizes and the 4 pc Bathroom finish the Upper Level. The Lower Level is finished and has a Huge Recreation Room with a Legal sized Windows (lots of room to add a 4th bedroom if needed), and a 3 pc Bathroom with Shower Stall. The South Facing Yard has tons of room for the kids to play in. The Oversized Double Detached Garage is 21'4" x 21'4". Shingles on Home and Garage, Primary Bedroom Window, and North Siding were all replaced in 2015. This home is located close to schools, playgrounds, transportation, and shopping. Ensure you watch the video tour on MLS or



Realtor.ca. Let's make this your Home!

Built in 2002

### Essential Information

MLS® #	A2212074
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,411
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	75 Luxstone Crescent Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W7

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	17
Zoning	R1-L

### **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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