

# \$785,000 - 17 Luxstone Rise Sw, Airdrie

MLS® #A2233058

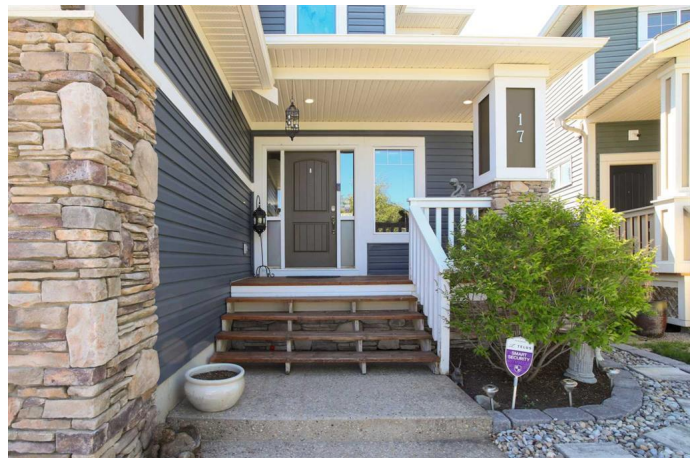
## \$785,000

3 Bedroom, 4.00 Bathroom, 2,096 sqft

Residential on 0.12 Acres

Luxstone, Airdrie, Alberta

This gorgeous 2 Storey home is a MUST to see and shows 10/10. If you are looking for the ideal family home that has everything your family needs, look no further. Over 2000sq.ft with a practical and roomy layout that is ideal for entertaining large groups or just relaxing with the family. The main floor has an office that is ideal to work out of and is tucked away for privacy. The idyllic kitchen is situated off the family room and is spacious with lots of counter space and cupboards. Whether you are preparing for a large dinner party or just a casual family meal, you will find ample room to prep for it. Access to the deck is conveniently located off of the kitchen making Barbecuing simple and convenient. When stepping out onto the deck, you are entering your own private paradise! With a 3 level sunshine deck that features a hot tub, fireplace and gorgeous landscaping. The backyard can't be described but must be seen to be appreciated. The second floor features everything a family would need including 3 good sized bedrooms, a large bonus room, upstairs laundry, closet organizers and many other benefits. The large and well laid out Master Bedroom Retreat has a beautiful 4 piece ensuite, big walk in closet and is very bright and open. If you still need more room than the main and upper floors provide, then relax and enjoy time in the fully developed basement that is great for family movie night or for entertaining. The basement features a huge recreation room, a cozy den, a full bathroom and a storage room. Some other



upgrades include brick accents and wall of Reclaimed Brick from the Chicago Transit Authority, Air Conditioning and a Constant Hot Water Boiler that is an energy efficient luxury! This wonderful home is conveniently located close to schools, shopping, major roadways and too much more to mention. Call your Realtor to schedule a private viewing.

Built in 2008

### **Essential Information**

MLS® #	A2233058
Price	\$785,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,096
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	17 Luxstone Rise Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Pantry, Tankless Hot Water
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Built-in Barbecue
Lot Description	Back Yard, Cul-De-Sac, Garden, Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-1

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

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.