

# \$412,000 - 604, 2001 Luxstone Boulevard Sw, Airdrie

MLS® #A2204048

**\$412,000**

4 Bedroom, 3.00 Bathroom, 1,287 sqft

Residential on 0.03 Acres

Luxstone, Airdrie, Alberta

\*\*\* OPEN HOUSE SUNDAY MAY 18TH

FROM 1PM TO 3PM \*\*\* Discover this inviting townhouse in the sought-after Luxstone Airdrie neighborhood, where modernity and functionality blend seamlessly in every detail.

Recently updated, it features modern cabinets, quartz countertops, and stainless steel appliances in the kitchen, ideal for those who appreciate both style and efficiency. On the second floor, you'll find three comfortable bedrooms and a four-piece bathroom, perfect for unwinding at the end of the day.

Additionally, the basement is fully developed, offering an extra room, a full bathroom, a recreation room, which provide ample possibilities for entertainment or family living. Tons of storage, and the laundry room completes the basement. The property also includes a spacious area perfect for setting up a home office, two assigned parking spots, and, notably, one of the few townhouses in the area with a concrete patio, an adaptable space to enjoy the outdoors or customize to your preferences. This property represents an excellent opportunity for anyone seeking a modern, well-equipped home in a prime location. Easy access to major roads and public transit options, making commuting around the city hassle-free.

Built in 2003

## Essential Information



MLS® #	A2204048
Price	\$412,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,287
Acres	0.03
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	604, 2001 Luxstone Boulevard Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Y6

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Assigned, Stall

### Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Playground
Lot Description	Rectangular Lot, Few Trees

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	55
Zoning	R2-T

**Listing Details**

Listing Office	CIR Realty
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