

\$624,999 - 612 Luxstone Landing Sw, Airdrie

MLS® #A2228879

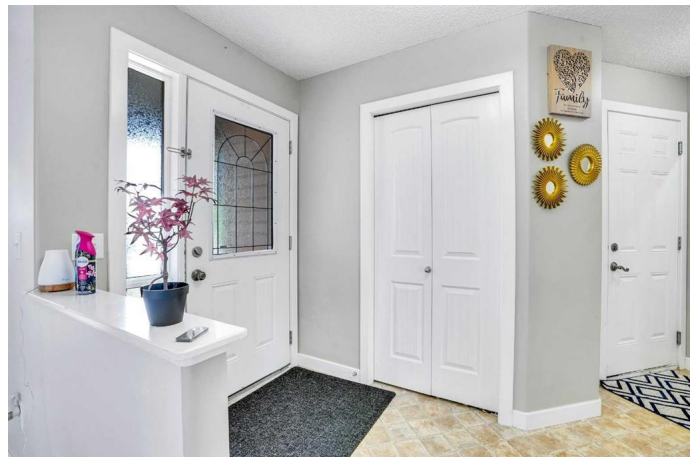
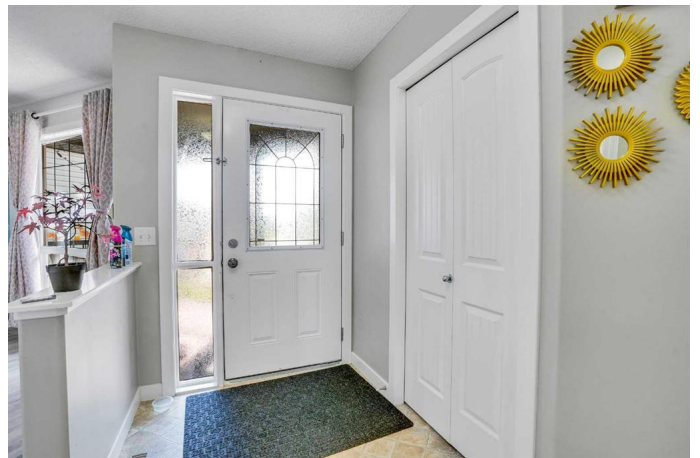
\$624,999

3 Bedroom, 3.00 Bathroom, 2,166 sqft

Residential on 0.10 Acres

Luxstone, Airdrie, Alberta

OPEN HOUSE SUNDAY JULY 27, 2025 from 2-5 PM. This charming and well-maintained family home has an excellent location, located in Luxstone, 2 minutes walk to Nose Creek Park, 4 minute walk to midtown lake and 5 minute drive to Airdrie Downtown. It boasts 2165 square feet of living space, perfect for your family's needs. The house includes three bedrooms, 2.5 baths, and an unfinished basement waiting for your creative touch. You'll appreciate the convenience of the double attached front-drive garage, which easily accommodates two cars and all your family's equipment. The upgraded overhead door with windows provides additional natural light. Enter through the welcoming front deck into the open living and dining areas, which lead to a spacious kitchen featuring laminate countertops, custom-designed backsplash, composite sink with garbage disposal, microwave and stove (replaced in 2020). This house has central air conditioning. The adjacent cozy family room offers a gas fireplace and ample sunlight streaming in through large windows that overlook the fully-fenced backyard. Water Tank and AC is on lease. Monthly payment is \$144. If the buyer wants to assume the lease, he can proceed. Security Cameras are all included in the purchase price. French doors lead off the dining nook to a balcony where you can relax or keep an eye on the kids playing at backyard. An office on the main floor provides privacy and plenty of natural light. All bedrooms are located



upstairs, including a spacious primary bedroom with a large private ensuite featuring a corner jetted tub and a walk-through closet. The upstairs is fully carpeted to ensure a peaceful environment. PRICE REDUCED.

Built in 2006

Essential Information

MLS® #	A2228879
Price	\$624,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,166
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	612 Luxstone Landing Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3L2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator,

	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	40
Zoning	R1

Listing Details

Listing Office	GoTopLevel
----------------	------------

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