

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

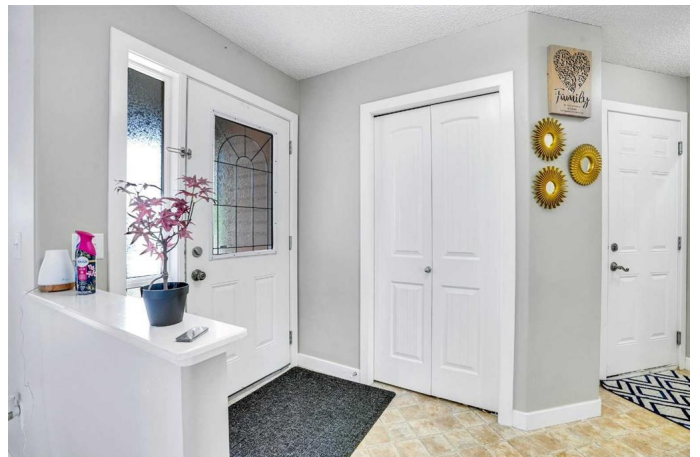
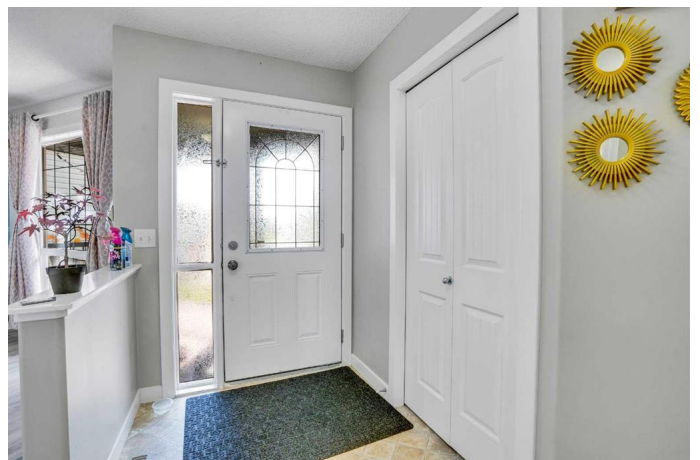
MLS® #A2228879

**\$624,999**

3 Bedroom, 3.00 Bathroom, 2,166 sqft  
Residential on 0.10 Acres

Luxstone, Airdrie, Alberta

PRICE REDUCED. This charming and well-maintained family home has an excellent location, located in Luxstone, a 2-minute walk to Nose Creek Park, a 4-minute walk to Midtown Lake, and a 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 in the 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.

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), Refrigerator, Stove(s), Washer/Dryer, Garburator

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	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	66
Zoning	R1

### **Listing Details**

Listing Office	GoTopLevel
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