

# \$489,900 - 2088 Luxstone Boulevard Sw, Airdrie

MLS® #A2249529

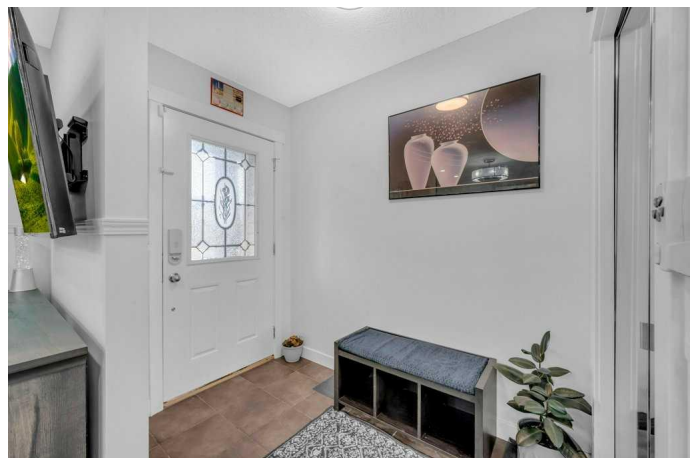
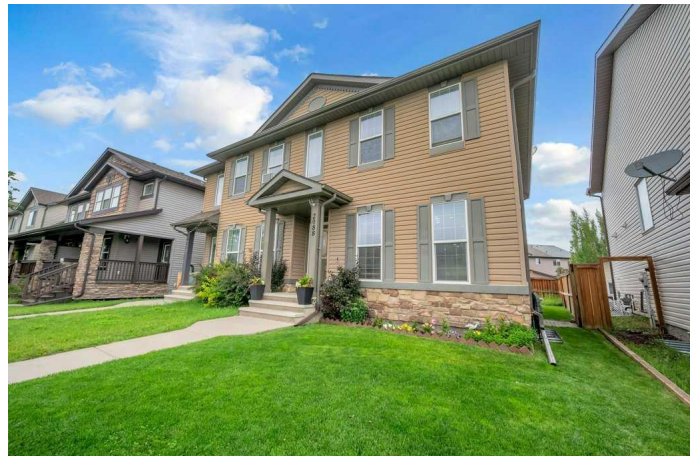
**\$489,900**

4 Bedroom, 4.00 Bathroom, 1,448 sqft

Residential on 0.06 Acres

Luxstone, Airdrie, Alberta

**\*\* Incentive for motivated buyers before end of the August - FIND OUT IT NOW \*\*** Welcome to Your Beautiful Home in Luxstone, Airdrie! Discover this well-maintained and upgraded home in the desirable community of Luxstone, offering nearly 2,100 sq. ft. of livable space – perfect for first-time buyers or those looking to downsize without compromising comfort or quality. Step into a spacious foyer with a generous closet that leads to a bright, open living area featuring new flooring. The gourmet kitchen boasts plenty of cabinetry, TWO pantries, double sink, and brand-new, energy-efficient LG appliances including a smart refrigerator, gas stove, hood fan, dishwasher, and microwave. The elegant granite countertops make this kitchen both functional and beautiful – a true delight for cooking and entertaining. The large dining room, with its massive window and abundance of natural light, flows into the mudroom with a convenient 2-piece bathroom and direct access to the low-maintenance backyard. The backyard features ample space for kids and family gatherings, and a gravel pad ready for a future 19' x 20' double garage – just waiting for your personal touch. Upstairs, you'll find brand new carpet, two generously sized bedrooms, a 4-piece bathroom, and a spacious primary suite that easily accommodates a king-sized bed. The renovated 4-piece ensuite includes double sinks, a large stand-up shower, and a walk-in closet with a window. All light fixtures and



finishes have been tastefully upgraded. The fully finished basement, completed with permits, features a large bedroom with natural light, a quiet office area, a cozy family room with an electric fireplace, a 3-piece bathroom, and a dedicated laundry room. Additional highlights include: Fresh paint throughout the home, Furnace and hot water tank serviced regularly, Close to schools, parks, shopping, and all essential amenities. This stylish, move-in-ready home is a must-see! Book your private showing today!

Built in 2007

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249529               |
| Price          | \$489,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,448                  |
| Acres          | 0.06                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2088 Luxstone Boulevard Sw |
| Subdivision | Luxstone                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 0H4                    |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                  |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | None                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Electric                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                            |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Playground, Private Entrance, Private Yard, Storage                                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Low Maintenance Landscape, No Neighbours Behind, Paved, Private, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                    |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 5                 |
| Zoning         | R2                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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