

# \$449,999 - 193 Luxstone Way Sw, Airdrie

MLS® #A2199358

**\$449,999**

3 Bedroom, 3.00 Bathroom, 1,699 sqft  
Residential on 0.07 Acres

Luxstone, Airdrie, Alberta

Elegant & Gorgeous 2-Storey Duplex in  
Luxstone – No Condo Fees

Welcome to your dream home! This bright and spacious residence has been thoughtfully designed & well-maintained to meet all your needs and more. Located in a highly desirable neighborhood, this property features an attached single car garage, a private south-facing spacious backyard, perfect for outdoor entertaining or hosting summer BBQ, complete with a deck, fence and beautiful landscape.

Step inside to discover a modern kitchen with gorgeous dark maple cabinets and black appliances – ideal for both casual dining and culinary creations. The oversized living and dining rooms offer plenty of space for family gatherings and entertaining around a gas fireplace.

On the main level, a convenient powder room adds to the home's functionality. Upstairs, you'll find three generously sized bedrooms, including a master suite with a large walk-in closet and an upgraded en-suite featuring a beautiful tiled soaker tub, walk in shower and a stylish vanity. Two additional bedrooms offer ample space for family or guests, and a 5 piece bathroom with his and hers sinks and a private enclosure for the toilet and bath tub for added convenience.

The unfinished basement with 2 large windows is a blank canvas, ready for your creative vision – whether you want to add a home theater, gym, office or additional living space.



This home is move-in ready and it truly offers the perfect blend of comfort, style, and functionality.

Don't miss out—schedule your showing today!

Built in 2007

### Essential Information

MLS® #	A2199358
Price	\$449,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,699
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	193 Luxstone Way Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0H8

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 8th, 2025
Days on Market	4
Zoning	Low Density Residential D

## Listing Details

Listing Office	PREP Realty
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