

# \$549,900 - 79 Luxstone Point Sw, Airdrie

MLS® #A2239914

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,630 sqft

Residential on 0.12 Acres

Luxstone, Airdrie, Alberta

NO CONDO FEES. Welcome home to this beautifully maintained semi-attached duplex home. Huge well manicured PIE SHAPED lot, private backyard. Home is Located in the family-friendly community of Luxstone, Airdrie, AB. Pride of ownership shows throughout this property, and located in a great location for families. Very easy access to the highway2, walking distance to shopping, schools and pathways. 4 Bedrooms, 4 Bathrooms, Fully Finished Basement, Oversized 22x23 Double Detached Garage, and there is more additional parking, RV PARKING from back lane access. The Front veranda leads you to the spacious Living/Dining room, Lots of windows, let in natural light! The kitchen comes with Stainless Steel appliances, ample amount of cupboards, generous amount of counter space, island w/breakfast barw/3 bar stools, wall Pantry, Corner pantry and an eating area. The 2pc bathroom completes the main level. The Door off kitchen leads to your private backyard retreat yard great for the summer BBQs. There are 2 decks, firepit (the umbrella will Stay) and access to the rear double oversized detached garage (23x23)RV parking! Upstairs, youâ€™ll find three generously sized bedrooms, including a primary bedroom with a walk-in closet and 4 pc ensuite. There is a sliding barn door and a separate shower/soaker tub and even a make up area! Upstairs laundry brings added everyday ease. There are an additional 2 bedrooms and a 3pc bathroom. The fully



finished basement features Large windows, a family room, bedroom, 3 pc bathroom and storage room with shelving for plenty of storage! Newer furnace, hot water tank, Newer carpets newer paint. This home is a must to see! Call to book your private showing today!

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2239914               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,630                  |
| Acres          | 0.12                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 79 Luxstone Point Sw |
| Subdivision | Luxstone             |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 0H7              |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                         |
| Parking        | Alley Access, Double Garage Detached, Off Street, Oversized, RV Access/Parking, Garage Faces Rear, On Street, See Remarks |
| # of Garages   | 2                                                                                                                         |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Pie Shaped Lot, See Remarks, Treed |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Wood Frame                                                           |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 40              |
| Zoning         | R2              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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